

2021-007459

Klamath County, Oregon



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05/10/2021 03:48:38 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Les and Norma Northcutt
1322 Venturacci Lane
Fallon, NV 89406

SEND TAX STATEMENTS TO:

OreCal Livestock, LLC
1322 Venturacci Lane
Fallon, NV 89406

BARGAIN AND SALE DEED

LESLIE E. NORTHCUTT (*aka* LES NORTHCUTT) and NORMA V. NORTHCUTT (*AKA* NORMA NORTHCUTT), husband and wife, Grantors, convey to ORECAL LIVESTOCK, LLC, A NEVADA LIMITED LIABILITY COMPANY, Grantee, the following described real property situated in Klamath County, State of Oregon:

See Exhibit A.

SUBJECT TO: Real property taxes and assessment, contracts for irrigation and/or drainage, and easements and/or restrictions of record or apparent on the land.

The true consideration paid for this transfer, stated in terms of dollars, is \$1.00 and estate planning.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 29th day of April, 2021.

Leslie E. Northcutt
Leslie E. Northcutt

Norma V. Northcutt
Norma V. Northcutt

STATE OF Nevada, County of Churchill) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 29 day of April, 2021, by Leslie E. Northcutt and Norma V. Northcutt, who personally appeared.

Stephanie J. Gill
NOTARY PUBLIC
My Commission expires: 06/21/2023

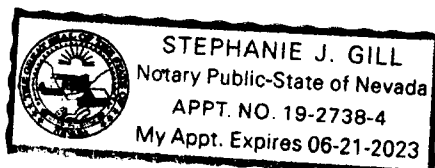


EXHIBIT A

PARCEL ONE

Township 47 North, Range 6 East, M. D. B. and M.

Section 18: Those portions of Lots 3 and 4 lying East of the Dalles-California Highway.

Section 19: That portion of Lot 1 lying East of the Dalles-California Highway.

EXCEPTING THEREFROM the interest of Modoc County as described in that Deed recorded January 19, 1929 in Book 47 of Deeds, Page 369, Modoc County Records.

Section 19: SE 1/4 of NW 1/4.

EXCEPTING THEREFROM that parcel described in the Deed to Robert A. Byrne and Elizabeth B. Byrne, recorded July 15, 1964 in Book 190, Page 710, Modoc County Official Records.
Said parcel contains 49.1 acres, more or less.

PARCEL TWO

Township 47 North, Range 6 East, M. D. B. & M.

Section 19: NE 1/4 and NE 1/4 of SE 1/4.

Except therefrom the interest of Modoc County as acquired by Deed recorded January 19, 1929 in Book 47 of Deeds, Page 369, Modoc County Records.

TOGETHER WITH those portions of Section 17, the SW 1/4 of NE 1/4, the W 1/2 of SE 1/4 and the E 1/2 of the E 1/2 of Section 18 and the N 1/2 of Section 20, all in Township 47 North, Range 6 East, M. D. B. & M., lying South and West of a line described as follows:

Commencing at the center of said Section 18;
thence S 75° 50' 33" E, a distance of 1,697.01 feet to a point hereinafter referred to as "Point A";
thence N 61° 54' 19" W, a distance of 1,671 feet, more or less, to a point on the East line of the W 1/2 of W 1/2 of W 1/2 of SW 1/4 of NE 1/4 of said Section 18, said point being the true point of beginning of said line;
thence S 61° 54' 19" E, a distance of 1,671 feet, more or less, to said "Point A";
thence N 27° 58' 50" E, a distance of 222.79 feet;
thence N 11° 38' 28" E, a distance of 855.33 feet;
thence S 73° 09' 20" E, a distance of 772.90 feet;
thence S 01° 19' 18" W, a distance of 966.42 feet;
thence N 89° 51' 49" E, a distance of 4,319.90 feet;
thence South, a distance of 4,758 feet, more or less, to the South line of the N 1/2 of said Section