



THIS SPACE RESERVED FOR

2021-016374
Klamath County, Oregon
10/29/2021 02:27:01 PM
Fee: \$92.00

Paschke Bros. LLC
Same as below

Grantor's Name and Address

TC Land, LLC
17350 Anderson RD
Merrill, OR 97633

Grantee's Name and Address

After recording return to:
TC Land, LLC
17350 Anderson RD
Merrill, OR 97633

Until a change is requested all tax statements shall be sent to the following address:
TC Land, LLC
17350 Anderson RD
Merrill, OR 97633

File No. 428293AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Paschke Bros. LLC, an Oregon limited liability company,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

TC Land, LLC, an Oregon Limited Liability Company,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$per dissolution agreement.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

92art.

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.

In Witness Whereof, the grantor has executed this instrument this 27 day of Oct., 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Paschke Bros., LLC

By: Timothy Paschke
Timothy Paschke, Member/Manager

By: Denny Paschke
Denny Paschke, Member/Manager

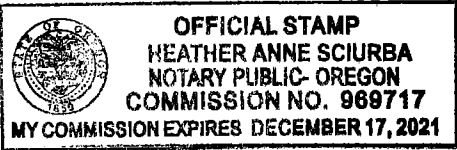
State of Oregon } ss
County of Klamath }

On this 27 day of October, 2021, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Timothy Paschke, Member/Manager of Paschke Bros. LLC known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Sciorba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021



State of Oregon } ss
County of Klamath }

On this 27 day of October, 2021, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Denny Paschke, Member/Manager of Paschke Bros. LLC known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Sciorba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

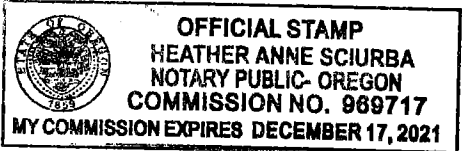


EXHIBIT "A"

PARCEL 1:

The SW1/4 of the NE1/4 and a piece of land 208-2/3 feet square in the Northwest corner of the SE1/4 of the NE1/4, and right of way across the Northwest corner of the NW1/4 of the SE1/4 of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

A parcel of land beginning 208 feet 8 inches South of the Northwest corner of the SE1/4 of the NE1/4 of Section 6; thence South 1111 feet 4 inches, more or less, to the Southwest corner; thence East to the center line of Adams Canal; thence in a Northwesterly direction following such canal center line until it intersects the South line of a 1 acre tract described in Deed Book 21 at page 373; thence West to the point of beginning. All that part of the SE1/4 of the SW1/4 of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of the Great Northern Railway boundary.

PARCEL 2:

The NE1/4 of the SW1/4, and the East 2 rods of the SE1/4 of the SW1/4 of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

All that part of the SE1/4 of the SW1/4 of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of the Great Northern Railway boundary.

PARCEL 3:

The E1/2 of the NW1/4 of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

SW1/4 of NW1/4 of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.