



2023-000778
Klamath County, Oregon
02/06/2023 10:26:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

BFCC, Inc., an Oregon Corporation

22990 Malone RD

Merrill OR 97633

Grantor's Name and Address

Basin Fertilizer & Chemical Co., LLC, an Oregon Limited
Liability Company

22990 Malone RD

Merrill OR 97633

Grantee's Name and Address

After recording return to:

Basin Fertilizer & Chemical Co., LLC

22990 Malone RD

Merrill OR 97633

Until a change is requested all tax statements

shall be sent to the following address:

Same as above

File No. 571924AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

BFCC, Inc., an Oregon Corporation

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

Basin Fertilizer & Chemical Co., 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:

See Attached Exhibit 'A'

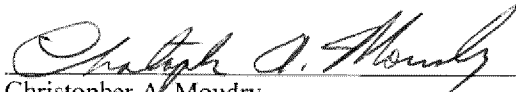
The true consideration for this conveyance is \$to convey title

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.

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 31ST day of January, 2023; 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.

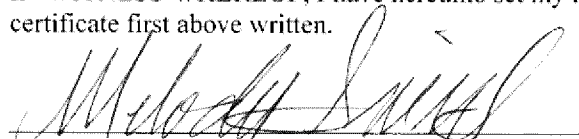


Christopher A. Moudry

State of Oregon } ss
County of Klamath }

On this 31ST day of January, 2023, before me, Melody Smith a Notary Public in and for said state, personally appeared Christopher A. Moudry, Secretary of BFCC Inc., 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.



Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: June, 25th 2024

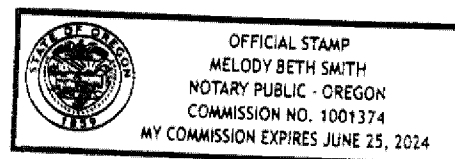


EXHIBIT 'A'

A parcel of land situated in the SE1/4 NE1/4 of Section 7, Township 41 South, Range 11 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the Southerly right of way line of Southern Pacific Railroad; thence Westerly along said right of way line to the Easterly right of way line of U.S.B.R. Drain No. 8; thence continuing Westerly along said Southern Pacific Railroad right of way line 55.0 feet; thence Southerly parallel to the East line of said Section 7 to the South line of the SE1/4 NE1/4 of said Section 7; thence Easterly along said South line to the point of beginning.

EXCEPTING THEREFROM that portion of the above described parcel lying within the right of way of Malone Road;

ALSO EXCEPTING THEREFROM a strip of land 55 feet in width, being 27.5 feet on either side of the following described centerline: Commencing at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the Southerly right of way line of Southern Pacific Railroad; thence Westerly along said right of way line to the Easterly right of way line of U.S.B.R. Drain No. 8; thence continuing Westerly along said Southern Pacific Railroad right of way line 27.5 feet to the true point of beginning of this description; thence Southerly parallel to the East line of said Section 7 to a point 27.5 feet North of the South line of the SE1/4 NE1/4 of said Section 7; thence Easterly 27.5 feet distant from and parallel to said South line to the West right of way line of Malone Road;

ALSO EXCEPTING THEREFROM that portion of the East 46 feet of the South 105 feet of the SE1/4 NE1/4 of said Section 7 lying outside of the right of way of Malone Road.