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11/17/2023 09:49:56 AM

Fee: \$87.00

After recording, return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Dana F. Petersen and Michelle D. Petersen 5950 Abbie Lane Gold Hill, OR 97525

Grantor:
E.G. Kerns Ranches, LLC
9350 Hwy 66
Klamath Falls, OR 97601

Grantee:
Dana F. Petersen and Michelle D. Petersen
5950 Abbie Lane
Gold Hill, OR 97525

BARGAIN AND SALE DEED

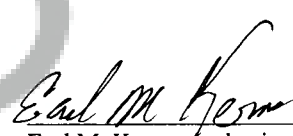
E.G. Kerns Ranches, LLC, an Oregon limited liability company, Grantor, conveys to Dana F. Petersen and Michelle D. Petersen, as tenants by the entirety, Grantees, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Refer to Exhibit A (Area of Adjustment), attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is a lot line adjustment.

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.

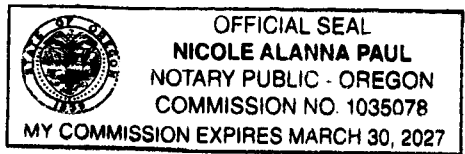
DATED this 8 of November, 2023.

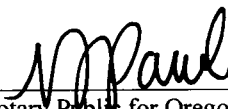


Earl M. Kerns, Authorized Member
E.G. Kerns Ranches, LLC

STATE OF OREGON)
County of Klamath) ss.

Personally appeared, Earl M. Kerns, Authorized Member of E.G. Kerns Ranches, LLC, Grantor, on this 8 day of November, 2023, and acknowledged the foregoing to be his true act and deed. Before me:





Notary Public for Oregon
My commission expires: March 30, 2027

Exhibit A

Area of Adjustment

An area of land in the Southeast quarter of Section 3, Township 33 South, Range 7.5 East, Willamette Meridian. Being a portion of government Lot 19 and more particularly described as follows:

Beginning at a 2" brass cap marking the Southeast corner of Lot 19, which bears North $88^{\circ}50'50''$ E 1226.80' from the CS 1/16 corner of Section 3; thence along the East line of said Lot North $02^{\circ}00'19''$ West 1227.86 feet to a 12" square by 24" high stone marker at the Northeast corner of said Lot; thence South $87^{\circ}52'41''$ West 514.81 feet more or less along the North line of said Lot and the Westerly projection of said North line to a point in the centerline of the Wood River; thence Southwesterly along said centerline 459 feet more or less to a point witnessed by a iron rod which bears North $87^{\circ}52'41''$ East 62.72 feet; thence leaving said centerline, North $87^{\circ}52'41''$ East 569.72 feet to a point witnessed by an iron rod which bears South $87^{\circ}52'41''$ West 50.00 feet; thence South $02^{\circ}00'19''$ East 1002.29 feet to an iron rod on the South line of said Lot 19; thence along said South line, North $88^{\circ}50'50''$ East 300.00 feet to the point of beginning.

