

After recording return to:

Smith, Davison & Brasier, PC
PO Box 830
Corvallis, OR 97339-0830



00325933202400018410020028

03/11/2024 03:14:42 PM

Fee: \$87.00

Grantors:

Sally J. Cheyne and Alexander E.G. Cheyne, Trustees
3212 NW Sparks Avenue
Albany, OR 97321

Mail tax statements to Grantee:

Longbranch Natural Resources, LLC
3212 NW Sparks Avenue
Albany, OR 97321

BARGAIN AND SALE DEED

Sally J. Cheyne and Alexander E.G. Cheyne, Trustees of the Sally Cheyne Living Trust dated December 20, 2016, hereinafter called Grantors, do hereby convey to Longbranch Natural Resources, LLC, an Oregon limited liability company, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all of that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Situated in the County of Klamath, State of Oregon:

**Township 39 South, Range 14 East of the Willamette
Meridian Section 1: SW 1/4 NE 1/4**

**Township 39 South, Range 15 East of the Willamette Meridian
Section 6: NE 1/4 NE 1/4, W 1/2 NE 1/4, NW 1/4 SE 1/4, SE 1/4 NW 1/4**

**Township 38 South, Range 14 East of the Willamette
Meridian Section 13: SE 1/4 NW 1/4**

**Township 38 South, Range 15 East of the Willamette
Meridian Section 27: W 1/2 NW 1/4, NW 1/4 SW 1/4**

Section 28: NE 1/4 NE 1/4, S 1/2 NE 1/4, SE 1/4, SE 1/4 NW 1/4

Section 31: SW 1/4 SW 1/4, SW 1/4 SE 1/4, NE 1/4 SE 1/4

Section 32: NW 1/4 SW 1/4

An undivided one-half interest in:

**Township 40 South, Range 14-1/2 East of the Willamette Meridian
Section 4: NW 1/4 NW 1/4**

Section 5: NE 1/4 NE 1/4.

This property is free from encumbrances except covenants, easements, and restrictions of record.

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

This is a transfer to a limited liability company, and there is no consideration for the transfer.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof 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.

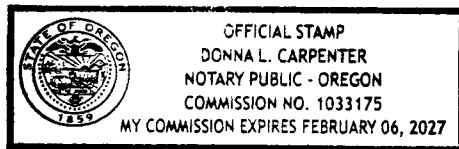
In Witness Whereof, Grantors have executed this instrument March 8, 2024.

Sally J. Cheyne, Trustee of the Sally Cheyne Living Trust
dated December 20, 2016, Grantor

Alexander E.G. Cheyne, Trustee of the Sally Cheyne
Living Trust dated December 20, 2016, Grantor

STATE OF OREGON)
)
County of Benton)

This Bargain and Sale Deed is signed and acknowledged before me March 8, 2024, by Sally J. Cheyne and Alexander E.G. Cheyne, Trustees of the Sally Cheyne Living Trust dated December 20, 2016, Grantors.



Notary Public of Oregon
My Commission Expires: February 6, 2027