

**After recording, return to:**

Christian M. Oelke  
Attorney at Law  
Five Centerpointe Drive, Suite 240  
Lake Oswego, OR 97035-8682

**Send tax statements to:**

Patrick Gruhn, Manager  
555 NW Kimball Ct.  
Yachats, OR 97498

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The true and actual consideration paid for this transfer stated in terms of dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration.

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**BARGAIN AND SALE DEED**

**PATRICK GRUHN, GRANTOR**, conveys to **DIAMOND BAR G RANCH 12, LLC**, an Oregon limited liability company, **GRANTEE**, the following described real property located in Klamath County, Oregon, Map number R-2508-00400-01900, ABN 158475, as follows:

**See attached Exhibit A**

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, AND 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



## **Exhibit A**

### **Legal Description**

The NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 4, Township 25 South,  
Range 8 East of the Willamette Meridian, Klamath County, Oregon