

Stoney Ridge Ranch LLC & Peacore Family Trust
PO Box 1079
Keno OR 97627

Grantor's Name and Address

Larry E. and Carolyn F. Peacore Trust
PO Box 1079
Keno OR 97627

Grantee's Name and Address

After recording return to:
Larry E. and Carolyn F. Peacore Trust
PO Box 1079
Keno OR 97627

Until a change is requested all tax statements
shall be sent to the following address:

No Change

File No. 628562AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Stoney Ridge Ranch LLC, an Oregon Limited Liability Company, as to Tracts B and C;

Larry E. Peacore and Carolyn F. Peacore, Trustees of the Peacore Family Trust, as to a portion of Tract A

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

Larry E. Peacore and Carolyn F. Peacore, Trustees of the Larry E. and Carolyn F. Peacore Trust, executed August 16, 1990,

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.

AMERITITLE has recorded this instrument by request
as an accommodation and has not examined it
for regularity and sufficiency or as to its effect upon the
title to any real property that may be described therein.

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 17 day of april 2024 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.

Stoney Ridge Ranch LLC, an Oregon Limited Liability Company

By:

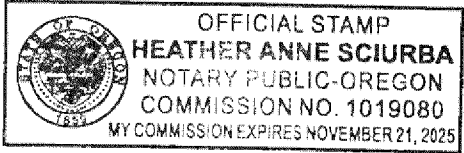
Larry E. Peacore
Larry E. Peacore, Authorized Signer

Carolyn F. Peacore
Carolyn F. Peacore, Authorized Signer

State of Oregon } ss HB
County of Klamath }

On this 25 day of April, 2024, before me, Heather Anne Sciurba, a Notary Public in and for said state, personally appeared Larry E. Peacore and Carolyn F. Peacore as Authorized Signers of Stoney Ridge Ranch, 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 Anne Sciurba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 11/21/2025



The Peacore Family Trust

By:

Larry E. Peacore
Larry E. Peacore, Trustee
Carolyn F. Peacore
Carolyn F. Peacore, Trustee

State of Oregon } ss
County of Klamath }

On this 17th day of April, 2024, before me, *Heather Sciurba* a Notary Public in and for said state, personally appeared Larry E. Peacore and Carolyn F. Peacore as Trustees of the Peacore Family Trust, 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 Sciurba

Notary Public for the State of Oregon

Residing at: Klamath Falls, OR

Commission Expires: 11/20/2025
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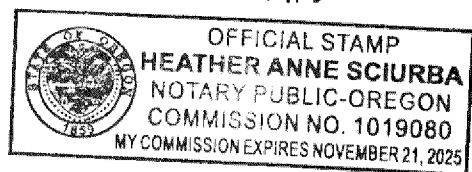


EXHIBIT 'A'

Tract A:

Unsurveyed Parcel 1 of Land Partition 52-21 situated in the NW1/4, NE1/4, SW1/4 and SE1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon recorded October 11, 2022 in 2022-012148, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 7; THENCE NORTH 89°30'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 7, 639.26 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 03°18'00" WEST 1266.55 FEET; THENCE NORTH 17°12'13" EAST 919.72 FEET; THENCE NORTH 04°04'11" WEST 1866 FEET, MORE OR LESS, TO A POINT ON THE EAST-WEST CENTERLINE OF THE NORTH 1/2 OF SAID SECTION 7; THENCE SOUTH 89°52'50" EAST, ALONG THE SAID EAST-WEST CENTERLINE OF THE NORTH 1/2 OF SAID SECTION 7, 429 FEET, MORE OR LESS, TO THE C-N 1/16 CORNER OF SAID SECTION 7; THENCE CONTINUING SOUTH 89°52'50" EAST 1411 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF KENO WORDEN ROAD AND THE NORTH LINE OF GOVERNMENT LOT 2; THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF KENO WORDEN ROAD, 1192 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF KENO WORDEN ROAD AND THE MEANDER LINE COMMON TO GOVERNMENT LOTS 2 AND 5; THENCE, SOUTH 08°00'00" EAST 354.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF GOVERNMENT LOT 4; THENCE SOUTH 89°54'42" EAST 145 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF KENO WORDEN ROAD AND THE NORTH LINE OF SAID GOVERNMENT LOT 4; THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY RIGHT OF WAY OF KENO WORDEN ROAD, 914 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF KENO WORDEN ROAD AND THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 00°01'55" EAST, 34 FEET, MORE OR LESS, TO THE MEANDER CORNER COMMON TO SAID SECTIONS 8 AND SAID SECTION 7 PER R.O.S. 6249; THENCE NORTH 37°30'00" WEST, ALONG THE BOUNDARY OF GOVERNMENT LOT 4, 56.80 FEET TO A POINT ON THE SOUTHERLY LINE OF 30' WIDE EASEMENT FOR ROAD PURPOSES BY DEED VOLUME M98, PAGE 34429 OF THE KLAMATH COUNTY DEED RECORDS; THENCE, ALONG THE BOUNDARY OF SAID DEED VOLUME THE FOLLOWING COURSES, SOUTH 60°20'22" WEST 225.40 FEET, SOUTH 46°37'55" WEST 126.40 FEET, SOUTH 67°52'30" WEST 131.43 FEET, NORTH 87°00'30" WEST 363.74 FEET, NORTH 71°36'04" WEST 148.76 FEET, NORTH 52°08'00" WEST 89.24 FEET, NORTH 18°46'40" EAST 205.37 FEET, NORTH 26°02'00" WEST 416.00 FEET, SOUTH 63°58'00" WEST 208.00 FEET, SOUTH 26°02'00" EAST 416.00 FEET, SOUTH 12°39'37" WEST 157.42 FEET, SOUTH 15°44'40" EAST 398.14 FEET, SOUTH 89°52'28" WEST 1662.46 FEET TO THE C-S 1/16 CORNER OF SAID SECTION 7; THENCE S00°04'38" WEST 1339.41 FEET TO THE POINT OF BEGINNING.

Tract B:

Parcel 3 of Land Partition 42-99, said Land Partition being a replat of "Major Land Partition No. 9-87", situated in the SE1/4 of Section 7, SW1/4 of Section 8, and the NE1/4 NE1/4 of Section 18, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tract C:

Government Lot 5, Section 7; the W1/2 of the NW1/4 of Section 8; and the SW1/4 of the SW1/4 and Government Lot 13 of Section 5; all in Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within the right of way of the Keno-Worden Highway.