

AFTER RECORDING RETURN TO:

Jeff S. Patterson
Lynch Murphy McLane LLP
747 SW Mill View Way
Bend, OR 97702

UNTIL A CHANGE IS REQUESTED, TAX
STATEMENTS SHALL BE SENT TO:

Jessup Ranch, LLC, an Oregon limited liability company
4524 Coopers Hawk Rd
Klamath Falls, OR 97601

STATUTORY BARGAIN AND SALE DEED

Jessup Ranch, LLC., a Texas Limited Liability Company, Grantor, conveys to **Jessup Ranch, LLC, an Oregon limited liability company**, Grantee, the following described real property, situated in the County of Klamath, State of Oregon:

See attached Exhibit "A"

The true consideration for this conveyance is \$0 and for vesting purposes.

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.

[signature page to follow]

EXHIBIT 'A'

PARCEL 1

The N 1/2 NW 1/4 and SE 1/4 of NW 1/4, all of Section 10, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SAVING THEREFROM that portion laying in Balsam Drive.

The SW 1/4 of Section 3, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The SE 1/4 SE 1/4 and SW 1/4 SE 1/4 of Section 3, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

Unsurveyed Parcels 1 and 3, Land Partition 7-16 situated in the W 1/2 of Section 2, and the NE 1/4 of Section 3, Township 39 South Range 8 East, Willamette Meridian, Klamath County, Oregon and recorded June 28, 2016 as Instrument No. 2016-006768, Records of Klamath County.

PARCEL 3

The NE 1/4 and the NE 1/4 SE 1/4 of Section 10, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof in Balsam Drive.

PARCEL 4

The SE 1/4 SE 1/4 of Section 10, Township 39 South, Range 8 East of the Willamette Meridian

PARCEL 5

Parcel 3 of Unsurveyed Land Partition 12-13 situated in Sections 25 and 36 of Township 37 South, Range 7 East, of the Willamette Meridian, Sections 6, 7, 18, 19, 20, 28, 30, 31, 32, 33 and 34 Township 38 South, Range 8 East of the Willamette Meridian and Sections 3 and 4 Township 39 South, Range 8 East of the Willamette Meridian, Klamath County Oregon. Being recorded on November 15, 2013 in 2013-012766, Records of Klamath County, Oregon.

Dated 12-28-23

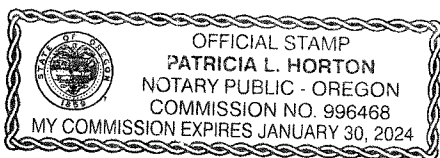
GRANTOR:

Laurie Piepenbrink
Laurie Piepenbrink, Manager
Jessup Ranch, LLC., a Texas Limited Liability
Company

Holly A. King
Holly A. King, Manager
Jessup Ranch, LLC., a Texas Limited Liability
Company

STATE OF OREGON)
) ss.
County of Klamath)

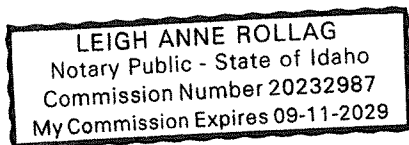
This record was acknowledged before me this 28 day of Dec 2023 by Laurie Piepenbrink as Manager of Jessup Ranch, LLC., a Texas Limited Liability Company.



Patricia L. Horton
NOTARY PUBLIC

STATE OF Idaho)
) ss.
County of Ada)

This record was acknowledged before me this 8 day of January 2024 by Holly A. King as Manager of Jessup Ranch, LLC., a Texas Limited Liability Company.



[Signature]
NOTARY PUBLIC