

AFTER RECORDING RETURN TO:
ROBERT J. FEENEY
7 SIERRA LAKESIDE LANE
CHICO, CA 95928

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS:
ROBERT J. FEENEY
7 SIERRA LAKESIDE LANE
CHICO, CA 95928

2024-008766

Klamath County, Oregon



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10/08/2024 11:51:16 AM

Fee: \$87.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS, THAT EMERGING MARKETS CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTOR, DOES HEREBY BARGAIN, SELL, AND CONVEY TO:

ROBERT J. FEENEY, GRANTEE, THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF KLAMATH AND STATE OF OREGON, TO-WIT:

A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 5, 6, 7, AND 8, THE SW1/4 NE1/4, THE W1/2 SE1/4 AND THE SE1/4 SW1/4 OF SECTION 22, TOWNSHIP 39 SOUTH, RANGE 10, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID GOVERNMENT LOTS 5, 6, 7, AND 8, THE SW1/4 NE1/4, THE W1/2 SE1/4 AND THE SE1/4 SW1/4 OF SAID SECTION 22, EXCEPT RIGHTS OF WAY FOR ROADS, DITCHES AND CANALS, AND INCLUDING RESERVOIR SITES, AND EXCEPT THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA FOR RIGHT OF WAY PURPOSES IN VOL. 37 ON PAGE 315, DEED RECORDS AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

ALL THAT PORTION OF GOVERNMENT LOT 8 (NW1/4 NE1/4), THE SW1/4 NE1/4 AND THE NW1/4 SE1/4 OF SECTION 22, LYING NORTHWESTERLY OF CRYSTAL SPRINGS ROAD AND SOUTHEASTERLY OF THE USBR F-1 CANAL (NUSS LAKE LATERAL) AS DESCRIBED IN DEED RECORDED NOVEMBER 28, 1913, TO THE UNITED STATES OF AMERICA CONTAINED IN BOOK 41 PAGE 254 OF THE KLAMATH COUNTY DEED RECORDS.

ALL THAT PORTION OF THE N1/2 SW1/4 SE1/4 OF SECTION 22, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHWESTERLY OF CRYSTAL SPRINGS ROAD AND EASTERLY OF THE EXISTING IRRIGATION CANAL.

ALL THAT PORTION OF THE S1/2 SW1/4 SE1/4 OF SAID SECTION 22, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHWESTERLY OF CRYSTAL SPRINGS ROAD AND SOUTHEASTERLY OF THE USBR F-1 CANAL (NUSS LAKE LATERAL) AS DESCRIBED IN DEED RECORDED NOVEMBER 28, 1913, TO THE UNITED STATES OF AMERICA CONTAINED IN BOOK 41 PAGE 254 OF THE KLAMATH COUNTY DEED RECORDS.


ALL THAT PORTION OF THE SW1/4 SE1/4 OF SECTION 22, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHEASTERLY OF CRYSTAL SPRINGS ROAD.

THIS PROPERTY CONTAINS 194.4 ACRES, MORE OR LESS.

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.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS TO SATISFY AN EXISTING DEBT OWED TO GRANTEE. (HERE COMPLY WITH THE REQUIREMENTS OF ORS 93.030).

DATED THIS 7 DAY OF October, 2024.



GREG FELDER
(MANAGING MEMBER OF EMERGING MARKETS CAPITAL, LLC)

STATE OF OREGON}

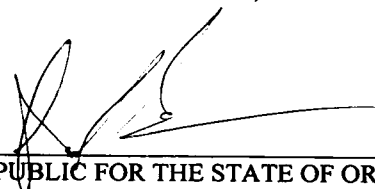
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COUNTY OF KLAMATH}

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF October, 2024.
BY GREG FELDER, AS MANAGING MEMBER ON BEHALF OF EMERGING MARKETS CAPITAL, LLC.



OFFICIAL STAMP
ASHLEY R CARDENAS
NOTARY PUBLIC - OREGON
COMMISSION NO. 1030519
MY COMMISSION EXPIRES NOVEMBER 07, 2026



NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: Nov 7, 2026