

**After recording return to:**

Daniel O'Connor  
O'Connor West, LLC  
670 G Street  
Jacksonville, Oregon 97530-6501

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

Del Rio Vineyards, LLC  
PO Box 906  
Gold Hill, OR 97525-0906

**BARGAIN AND SALE DEED**

WALLACE FAMILY FARMS, LLC, an Oregon limited liability company, as Grantor, does hereby grant, bargain, sell and convey unto DEL RIO VINEYARDS, LLC, an Oregon limited liability company, as Grantee, the following described property:

**SEE EXHIBIT A ATTACHED HERETO.**

There is no monetary consideration involved in this transfer. The actual consideration consists of value given or promised which is the whole consideration.

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 and executed this 28 day of October, 2024.

WALLACE FAMILY FARMS, LLC:



By: Robert Wallace, Jr.

Its: Member

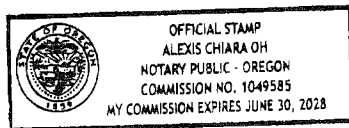


By: Jolee Wallace

Its: Member

STATE OF OREGON     )  
  ) ss.  
County of Klamath     )

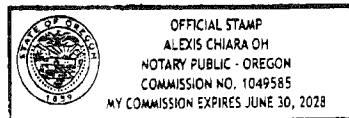
On this 28<sup>th</sup> day of October 2024 personally appeared Robert Wallace, Jr. as a Member of Wallace Family Farms, LLC and acknowledged said instrument to be its voluntary act and deed.



Notary Public for Oregon

STATE OF OREGON     )  
  ) ss.  
County of Klamath     )

On this 28<sup>th</sup> day of October 2024 personally appeared Jolee Wallace as a Member of Wallace Family Farms, LLC and acknowledged said instrument to be its voluntary act and deed.



Notary Public for Oregon

## **EXHIBIT A**

The Northwest Quarter, and that portion of the North Half of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter lying Northerly of Highway 140 in Section 16, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

AND

The Northeast Quarter, and that portion of the South Half lying Northerly of Highway 140 in Section 17, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

AND

The East Half of the East Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 16, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

AND

A PARCEL OF LAND SITUATED IN SECTION 16, T36S, R6E WM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 1 OF "LAND PARTITION 26-08" LYING WESTERLY OF THE CENTERLINE OF STATE HIGHWAY 140.