

Unless a change is requested,
all tax statements shall be sent to
Grantee at the following address:
SAME AS PREVIOUS

After recording, return to:
HURLEY RE LAW GROUP LLC
ATTN: JOSHUA M. HOOD
404 SW COLUMBIA STREET, SUITE 200
BEND OR 97702

BARGAIN AND SALE DEED

Mark Edward Medin, Grantor, conveys to Mark E. Medin, Trustee, or a Successor Trustee,
of Medin Family Trust, dated February 17, 2025, Grantees, the following described real property
located in Klamath County, Oregon:

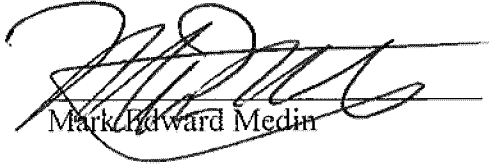
See Exhibit A attached Hereto

The true consideration for this conveyance is estate planning 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 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9

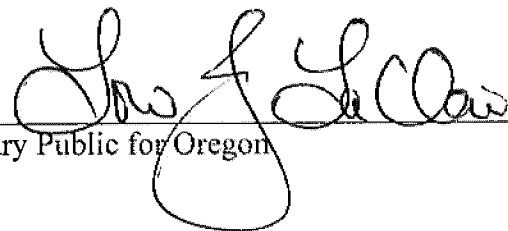
AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: February 17, 2025


Mark Edward Medin

State of Oregon)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 17th day of February, 2025, by Mark Edward Medin.



Notary Public for Oregon



Exhibit A

Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon,

PARCEL 1:

Section 28:

That portion of the W1/2 SW1/4 lying South and Westerly of Klamath County Highway, known as Bonanza-Lorella Highway.

PARCEL 2:

Section 33:

All that portion of NW1/4 lying South and Westerly of Klamath County Highway, known as Bonanza-Lorella Highway. TOGETHER WITH AN EASEMENT APPURTENANT benefiting the above described real property which easement is for the maintenance, use and repair of irrigation ditches, which easement is 20 feet in width lying Westerly of and adjacent to the East line of the NW1/4 of said Section 33 and running from the Northerly line of the county road North to the L.V.I.D. main canal.

PARCEL 3:

That portion of the NW1/4 SE1/4 and NE1/4 SE1/4 lying Southerly and Westerly of the Westerly right of way of East Langell Valley Road, in Section 33, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of the U.S.B.R.canal right of way.