20060230

BARGAIN AND SALE DEED

JOHN L. BAUER and CAROLYN S. BAUER, as tenants by the entirety Grantor(s) hereby grant, bargain, sell warrant and convey to:

BAUER FAMILY FARM L.L.C. Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **HARNEY** and State of Oregon, to wit:

SEE EXHIBIT "A" CONSISTING OF THREE PAGES ATTACHED HERETO.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is change vesting.

Until a change is requested, all tax statements shall be sent to Grantee at the following address 555 W. Adams, Burns Or. 97720.

Dated this day of February JOHN L. BAUER	1	STATE OF OREGON Ss County of Harney ss received for record on the day of M. and recorded Microfilm number. 20060230
CAROLYN S. BAUER	RECEIVED	Maria Iturriaga, County Clerk
STATE OF OREGON))ss	MAY 29 2007	By: Deputy
COUNTY of Harney)	WATER RESOURCES D SALEM CREGON	EPT

On Feb. Uth, 2006, before me, Corse www.right a Notary Public, personally appeared John L. Bover and Carolyn S. Bruer, personally known to me (or proved to me of the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that THEY executed the same in THIER authorized capacity, and that by THIER signature on the instrument the person(s) or the entity on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

2006_0230

EXHIBIT "A"

24S 29E Tax lot 300

Land in Harney County, Oregon, as follows:

In Twp. 24 S., R. 29 E., W.M.:

Sec. 1: That portion which is described as follows:

Beginning at the Southwest corner of said Sec. 1;

thence North 1401 feet, more or less, to the South boundary of the right of way of the Central Oregon Highway, as located September 10, 1952;

thence in a Southeasterly direction, along the South boundary of said highway, to a point North of the Northwest corner of the NE¼NE¼ of Sec. 12 in said Twp. and Range;

thence South 175 feet, more or less, to the South boundary line of said Sec. 1:

thence West, along the South boundary line of said Sec. 1, to the point of beginning.

SAVE & EXCEPT highway right of way conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded April 29, 1954, in Book 58, Page 317, Deed Records. ALSO, SAVE & EXCEPT that portion described as follows:

Beginning at the East one-sixteenth corner common to Sec. 1 and 12 of said Twp. and Range said point being S. 89°32′00″ W. 1310.8 feet from the Southeast corner of said Sec. 1;

thence S. 89°32′00″ W. along the South boundary of said Sec. 1, a distance of 2084.0 feet;

thence North 717.44 feet to the South boundary line of the Central Oregon Highway, as said boundary line is described in Deed recorded April 29, 1954, in Book 58, Page 317, Deed Records;

thence S. 74°24′ E., along said boundary line, 2162.64 feet; thence S. 00°28′ E., 118.9 feet, more or less, to the point of beginning.

Sec. 11: N½N½.

Sec. 12: N½NW¼, NW¼NE¼.

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24S 29E Tax Lot 800

MAY 29 2007

Land in Harney County, Oregon, as follows:

WATER RESOURCES DEPT SALEM, OREGON

In Twp. 24 S., R. 29 E., W.M.:

Sec. 11: All that portion of the S½N½ and S½ lying Easterly and Northeasterly of a lava rim, said tract being more particularly described as follows:

2006 0230

Beginning at the Southeast corner of said Sec. 11:

thence N. 01°18'58" E., along the section line, 2727.5 feet to the East one-quarter section corner of said Sec. 11;

thence North, along the section line, 1315.9 feet to the Northeast corner of the S½N½ of said Sec. 11;

thence West, along the North line of said S½N½, 2035 feet to the above mentioned lava rim;

thence S. 09°43' W. 530 feet;

thence S. 28°22' W. 259 feet;

thence S. 11°43' E. 189 feet;

thence S. 07°49' W. 354 feet;

thence S. 02°11' E. 426 feet;

thence S. 03°32' W. 529 feet;

thence S. 26°24' W. 214 feet;

thence S. 32°15' W. 285 feet;

thence S. 54°33' W. 279 feet;

thence S. 28°09' E. 282 feet;

thence S. 52°43' E. 519 feet;

thence S. 58°31' E. 380 feet;

thence S. 38°03' E. 217 feet;

thence S. 22°29' E. 258 feet;

thence S. 06°33' W. 59.92 feet to the Northwest corner of that tract described in Book 112, Page 160, Deed Records;

thence leaving said lava rim, N. 89°48' E. along the North line of said tract in Book 112, Page 160, Deed Records, 1589.78 feet, more or less, to the point of beginning.

24S 29E Tax Lot 900

Land in Harney County, Oregon, a follows:

In Twp. 24 S., R. 29 E., W.M.: Sec. 12: SW¼NW¼, NW¼SW¼.

24S 29E 02 Tax Lot 101

Land in Harney County, Oregon, as follows:

In Twp. 24 S., R. 29 E., W.M.: Sec. 2: Lot 6.

24S 29E 02 Tax Lot 301

Land in Harney County, Oregon, as follows:

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MAY 29 2007

WATER RESOURCES DEPT SALEM OREGON

2006<u>02</u>30

In Twp. 24 S., R. 29 E., W.M.:

Sec. 2: NE¼SW¼, SE¼SW¼, S½SE¼, NW¼SE¼, E½SW¼SW¼, SAVE & EXCEPT that portion of the NE¼SW¼ and NW¼SE¼ lying North of the highway right of way. ALSO, SAVE & EXCEPT highway right of way conveyed to the State of Oregon, by and through its State Highway Commission, by deed recorded April 29, 1954, in Book 58, Page 317, Deed Records.

RECEIVED

MAY 29 2007