

UTC 86892-DS

THIS SPACE

2010-000641

Klamath County, Oregon



After recording return to:
JW FARMS PARTNERSHIP
P. O. Box 830
Merrill, OR 97633



01/19/2010 03:23:53 PM

Fee: \$42.00

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

JW FARMS PARTNERSHIP
P. O. Box 830
Merrill, OR 97633

Escrow No. MT86892-DS
Title No. 0086892
SWD

STATUTORY WARRANTY DEED

JFKJ, LLP, A NORTH DAKOTA LIMITED LIABILITY PARTNERSHIP and KENNY JOHNSON and BERT JOHNSON, Grantor(s) hereby convey and warrant to JW FARMS PARTNERSHIP, AN OREGON PARTNERSHIP, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

The SE1/4 SW1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT a 30' strip for road right of way across the South side thereof.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$1,468,500.00.

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. 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.

429mt

Dated this 14 day of Jan, 2010

JFKJ, LLP, A NORTH DAKOTA LIMITED LIABILITY PARTNERSHIP

BY: X [Signature]
RODGER JOHNSON, GENERAL PARTNER

X [Signature]
KENNY JOHNSON

X [Signature]
BERT JOHNSON

State of North Dakota
County of Pembina

This instrument was acknowledged before me on January 14, 2010 by RODGER JOHNSON, GENERAL PARTNER
JFKJ, LLP, A NORTH DAKOTA LIMITED
LIABILITY PARTNERSHIP, KENNY JOHNSON and BERT JOHNSON.

COLLEEN K. GRATTON

Notary Public

State of North Dakota

My Commission Expires Feb. 16, 2012

Colleen K. Gratton
(Notary Public)

My commission expires

Feb 16, 2012