

WTC 93050-MS

THIS SPACE RESERVED FOR RECORDER'S USE



2012-003789

Klamath County, Oregon



00116544201200037890020025

04/11/2012 11:39:04 AM

Fee: \$42.00

After recording return to:

Cal-Ore Seed, Inc., a California Corporation

1824 Ackley Circle

Oakdale, CA 85361

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

Cal-Ore Seed, Inc., a California Corporation

1824 Ackley Circle

Oakdale, CA 85361

Escrow No. MT93050-MS

Title No. 0093050

SWD r.020212

STATUTORY WARRANTY DEED

Haskins & Company, Inc., an Oregon Corporation,

Grantor(s), hereby convey and warrant to

Cal-Ore Seed, Inc., a California Corporation,

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:

A portion of Lot 2 in Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Northeast corner of said Lot 2; thence Southerly along the East line of said Lot 2 a distance of 700.0 feet; thence Westerly and parallel with the North line of said Lot 2 a distance of 500.0 feet; thence Northerly and parallel with the East line of said Lot 2 a distance of 700 feet to the North line of said Lot 2; thence Easterly along the North line of said Lot 2 a distance of 500.0 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within Yonna Drive.

The true and actual consideration for this conveyance is **\$250,000.00**.

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:

429m

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.

Dated this 10th day of April, 2012

Haskins & Company, Inc., an Oregon Corporation

BY:

Larry L. Haskins
Larry L. Haskins, President

BY:

Sharon Haskins
Sharon Haskins, Secretary

STATE OF OREGON

County of Clatsop

This instrument was acknowledged before me on 4/10 2012, ~~2012~~ by Larry L. Haskins as President, and Sharon Haskins as Secretary of Haskins & Company, Inc., an Oregon Corporation.

[Signature]
Notary Public for Oregon
My Commission Expires: 12/20/14

