



THIS SPACE RESERVED FOR RECORDING USE

2013-011563

Klamath County, Oregon

10/11/2013 12:37:35 PM

Fee: \$47.00

After recording return to:

Cascade Organic Beef, LLC, an Oregon  
limited liability company

13600 Homedale Road

Klamath Falls, OR 97603

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

Cascade Organic Beef, LLC, an Oregon  
limited liability company

13600 Homedale Road

Klamath Falls, OR 97603

Escrow No. MT99052-KR

Title No. 0099052

SWD r.020212

### STATUTORY WARRANTY DEED

**Harvest Capital Company, an Oregon corporation,**

Grantor(s), hereby convey and warrant to

**Cascade Organic Beef, LLC, an Oregon limited liability company,**

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:

### EXHIBIT "A" LEGAL DESCRIPTION

The true and actual consideration for this conveyance is **\$1,225,000.00**.

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:

**2013-2014 Real Property Taxes a lien not yet due and payable.**

4700

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 10<sup>th</sup> day of October, 2013.

Harvest Capital Company, an Oregon corporation

BY: Brian L. Field  
Brian L. Field, President

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct 10, 2013 by Brian L. Field, President of Harvest Capital Company, an Oregon corporation.



Royce Ann Simmons  
(Notary Public for Oregon)

My commission expires

6/19/2016

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

The East 120 feet of the NE1/4 NW1/4 of Section 13, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion lying within the right of way of the Bonanza-Malin Highway.

**Parcel 2:**

Township 40 South, Range 11 East of the Willamette Meridian

Section 13: The W1/2, EXCEPTING THEREFROM the East 120 feet of the NE1/4 NW1/4; also that portion of the SW1/4 NE1/4 and the W1/2 SE1/4 lying Westerly of new Poe Valley-Malin Highway.

Section 14: NE1/4 NE1/4; S1/2 NE1/4; SE1/4; S1/2 SW1/4;

Section 23: N1/2 NE1/4; N1/2 NE1/4 NW1/4, EXCEPTING THEREFROM that portion of the SW1/4 NW1/4 NE1/4 lying Southerly of the fence as it exists along the roadway through Section 23, as described by instrument recorded August 6, 1992 in Volume M92, page 17492, Microfilm records of Klamath County, Oregon.

Section 24: N1/2 NW1/4; that portion of the NW1/4 NE1/4 and North 180 feet of SW1/4 NE1/4 lying West of the West line of Harpold County Road No. 1097.

**Parcel 3:**

A parcel of land situate in the SW1/4 of Section 12, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:  
Beginning at the Southwest corner of said Section 12; thence North along the Section line a distance of 26 feet to an existing fence line; thence following said fence line in an Easterly direction approximately 1012 feet to its intersection with the Southerly line of Section 12; thence Westerly along said Section line to the point of beginning.

**Parcel 4:**

A parcel of land situate in Section 23, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of the SE1/4 NE1/4 NW1/4 of said section which lies Northerly of the fence as it exists along the roadway.

x *Bdf.*