



992712

THIS SPACE RESERVED FOR RECORDER'S USE

2014-001024

Klamath County, Oregon

02/05/2014 11:08:34 AM

Fee: \$92.00

After recording return to:

The Richard E. Morgan 1998 Separate
Property Trust

19230 Hooker Cr Rd

Cottonwood, CA 96022

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

The Richard E. Morgan 1998 Separate
Property Trust

19230 Hooker Cr Rd

Cottonwood, CA 96022

Escrow No. LA12424KW

Title No. 0012424

SWD r.020212

STATUTORY WARRANTY DEED

Louise E. Moulton, Brent Moulton, Leanne Moulton Freitag, Victoria VanDenBerg Childress,
Pamela VanDenBerg Cody, Kevin VanDenBerg and Ed Garrett Ranch, Inc., an Oregon
Corporation,

Grantor(s), hereby convey and warrant to

Richard E. Morgan, Trustee of The Richard E. Morgan 1998 Separate Property Trust,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED
EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

992712

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 24 day of January, 2014

Louise E. Moulton
Louise E. Moulton

Jeanne Moulton Freitag
Jeanne Moulton Freitag

Ed Garrett Ranch, Inc.

BY: _____
Barbara Albertson, President

BY: Louise E. Moulton, Sec.
Louise E. Moulton, Secretary

Pamela VanDenBerg Cody

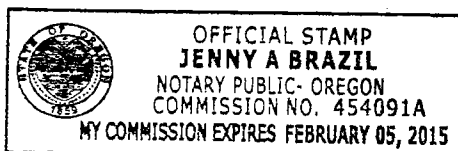
Brent Moulton
Brent Moulton

V. A.
Victoria VanDenBerg Childress

Kevin VanDenBerg

State of Oregon
County of Klamath

This instrument was acknowledged before me on Jan. 24, 2014 by Louise E. Moulton.



Branie
(Notary Public for Oregon)

My commission expires 2/5/2015

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 24 day of January 2014.

SIGNED IN COUNTERPART

Louise E. Moulton

SIGNED IN COUNTERPART

Leanne Moulton Freitag

Ed Garrett Ranch, Inc.

SIGNED IN COUNTERPART

BY:

Barbara Albertson, President

BY: SIGNED IN COUNTERPART

Louise E. Moulton, Secretary

Pamela Van Den Berg Cody
Pamela VanDenBerg Cody

SIGNED IN COUNTERPART

Brent Moulton

SIGNED IN COUNTERPART

Victoria VanDenBerg Childress

SIGNED IN COUNTERPART

Kevin VanDenBerg



State of Oregon

County of _____

This instrument was acknowledged before me on _____, 2014 by Louise E. Moulton.

(Notary Public for Oregon)

My commission expires _____

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Dated this 24 day of January, 2014

SIGNED IN COUNTERPART

Louise E. Moulton

SIGNED IN COUNTERPART

Leanne Moulton Freitag

Ed Garrett Ranch, Inc.

BY: SIGNED IN COUNTERPART

Barbara Albertson, President

BY: SIGNED IN COUNTERPART

Louise E. Moulton, Secretary

SIGNED IN COUNTERPART

Pamela VanDenBerg Cody

SIGNED IN COUNTERPART

Brent Moulton

SIGNED IN COUNTERPART

Victoria VanDenBerg Childress

Kevin VanDenBerg

State of Oregon

County of _____

This instrument was acknowledged before me on _____, 2014 by Louise E. Moulton.

(Notary Public for Oregon)

My commission expires _____

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Dated this 24 day of January, 2014

SIGNED IN COUNTERPART

Louise E. Moulton

SIGNED IN COUNTERPART

Leanne Moulton Freitag

Ed Garrett Ranch, Inc.

BY: Barbara Albertson
Barbara Albertson, President

BY: **SIGNED IN COUNTERPART**
Louise E. Moulton, Secretary

SIGNED IN COUNTERPART

Pamela VanDenBerg Cody

SIGNED IN COUNTERPART

Brent Moulton

SIGNED IN COUNTERPART

Victoria VanDenBerg Childress

SIGNED IN COUNTERPART

Kevin VanDenBerg

State of Oregon

County of _____

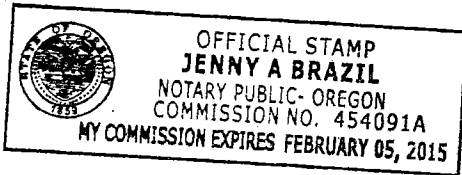
This instrument was acknowledged before me on _____, 2014 by Louise E. Moulton.

(Notary Public for Oregon)

My commission expires _____

State of Oregon
County of Klamath

This instrument was acknowledged before me on Jan. 24, 2014 by Brent Moulton.



J. Brazil
(Notary Public for Oregon)
My commission expires 2/5/2015

State of Oregon
County of Klamath

This instrument was acknowledged before me on Jan. 24, 2014 by Leanne Moulton Freitag



J. Brazil
(Notary Public for Oregon)
My commission expires 2/5/2015

State of Oregon
County of Klamath

This instrument was acknowledged before me on Jan. 24, 2014 by Victoria VanDenBerg Childress.



J. Brazil
(Notary Public for Oregon)
My commission expires 2/5/2015

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2014 by, Pamela VanDenBerg Cody.

(Notary Public for Oregon)

My commission expires _____

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2014 by Kevin VanDenBerg.

(Notary Public for Oregon)

My commission expires _____

State of Oregon

County of _____

This instrument was acknowledged before me on _____, 2014 by Barbara Albertson, President of Ed Garrett Ranch, Inc..

(Notary Public for Oregon)

My commission expires _____

State of Oregon

County of Klamath

This instrument was acknowledged before me on Jan. 24, 2014 by Louise E. Moulton, Secretary of Ed Garrett Ranch, Inc..

Jenny A Brazil
(Notary Public for Oregon)

My commission expires 2/5/2015



State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2014 by Brent Moulton.

(Notary Public for Oregon)

My commission expires _____

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2014 by Leanne Moulton Freitag

(Notary Public for Oregon)

My commission expires _____

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2014 by Victoria VanDenBerg Childress.



(Notary Public for Oregon)

My commission expires _____

State of Oregon
County of Umatilla

This instrument was acknowledged before me on Jan 24, 2014 by, Pamela VanDenBerg Cody.



Larissa Mae Ritzer
(Notary Public for Oregon)

My commission expires 8/18/2015

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2014 by Kevin VanDenBerg.

(Notary Public for Oregon)

My commission expires _____

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2014 by Brent Moulton.

(Notary Public for Oregon)

My commission expires _____

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2014 by Leanne Moulton Freitag

(Notary Public for Oregon)

My commission expires _____

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2014 by Victoria VanDenBerg Childress.

(Notary Public for Oregon)

My commission expires _____

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2014 by Pamela VanDenBerg Cody.

(Notary Public for Oregon)

My commission expires _____

State of Oregon
County of Yuba

This instrument was acknowledged before me on January 24, 2014 by Kevin VanDenBerg.

Kristen C Wells
(Notary Public for Oregon)

My commission expires 6-18-2016



State of Oregon
County of Lane

This instrument was acknowledged before me on January 24, 2014 by Barbara Albertson, President of Ed Garrett Ranch, Inc..



Kristen Wells
(Notary Public for Oregon)

My commission expires 6-18-2016

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2014 by Louise E. Moulton, Secretary of Ed Garrett Ranch, Inc..

(Notary Public for Oregon)

My commission expires _____

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Township 39 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon
Section 13: N1/2 S1/2 SW1/4 SW1/4

Township 39 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.
Section 13: S1/2 N1/2 NW1/4 SE1/4

Township 39 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.
Section 13: S1/2 S1/2 NE1/4 SW1/4

Township 39 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.
Section 13: N1/2 SE1/4 NE1/4, N1/2 S1/2 SE1/4 NE1/4, S1/2 S1/2 SE1/4 NE1/4,
N1/2 NE1/4 SW1/4, N1/2 S1/2 NE1/4 SW1/4, S1/2 N1/2 SW1/4 SW1/4,
S1/2 S1/2 SW1/4 SW1/4, N1/2 SE1/4 SW1/4, S1/2 S1/2 SE1/4 SW1/4,
N1/2 N1/2 NE1/4 SE1/4, S1/2 N1/2 NE1/4 SE1/4, S1/2 S1/2 NE1/4 SE1/4,
N1/2 N1/2 NW1/4 SE1/4, S1/2 NW1/4 SE1/4, SW1/4 SE1/4, N1/2 S1/2 SE1/4 SW1/4
and NW1/4 SW1/4.

Section 14: SW1/4 NE1/4, NW1/4 NW1/4, SW1/4 NW1/4, SW1/4 and SE1/4

Section 15: NE1/4 and SE1/4

Section 20: SE1/4 NE1/4, NE1/4 SE1/4, and SE1/4 SW1/4

Section 21: S1/2 NW1/4, NE1/4 SW1/4, SE1/4 NE1/4 and N1/2 SE1/4

Section 23: NW1/4 NE1/4 and N1/2 NW1/4

Section 29: NE1/4 NW1/4, SE1/4 NW1/4, NW1/4 NW1/4 and NE1/4 SW1/4

Section 32: NE1/4 NW1/4, S1/2 NW1/4, N1/2 SW1/4 and SE1/4 SW1/4

Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

Section 5: Government Lot 3 (NE1/4 NW1/4), Government Lot 4 (NW1/4 NW1/4), S1/2 NW1/4,
N1/2 SW1/4

Section 6: Government Lot 1 (NE1/4 NE1/4)

Parcel 2:

SE1/4 NW1/4 of Section 14, Township 39 South, Range 15 East of the Willamette Meridian, Klamath
County, Oregon.