#### 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:



MY COMMISSION EXPIRES FEBRUARY 05, 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 day of	Januam 2	104
Louise E. M.	oulton	
Louise E. Moulton	n Fratag	Pamela VanDenBerg Cody  Brant Moddon
Leanne Moulton Freitag		Brent Moulton
Ed Garrett Ranch, Inc. BY:		Victoria VanDenBerg Childress
Barbara Albertson, Presider		Kevin VanDenBerg
Louise E. Moulton, Secreta	Moulton, Dec,	-
State of Oregon County of Karvad	$\mathcal{L}$	
This instrument was acknowled	lged before me on	. 24, 2014 by Louise E. Moulton.
	00	Vamil
OFFICIAL STAMP JENNY A BRAZII	(Notar	y Public for Oregon)
NOTARY PUBLIC- OREGON COMMISSION NO. 454091A	My commission	n expires <u>215/2015</u>

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	Pamela Van Den Berg	Cody
Louise E. Moulton	Pamela VanDenBerg Cody	
SIGNED IN COUNTERPART	SIGNED IN COUNTERPART	V
Leanne Moulton Freitag	Brent Moulton	
Ed Garrett Ranch, Inc.	SIGNED IN COUNTERPART	The state of the s
SIGNED IN COUNTERPART	Victoria VanDenBerg Childress	
BY: Barbara Albertson, President	SIGNED IN COUNTERPART	
BY: SIGNED IN COUNTERPART Louise E. Moulton, Secretary	Kevin VanDenBerg	
State of Oregon County of		
This instrument was acknowledged before me on	, 2014 by Louise E. Moulton.	
<del></del>	(Notary Public for Oregon)	
Му сог	mmission expires	

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 2H day of June	my, Jarl
SIGNED IN COUNTERPART	() SIGNED IN COUNTERPART
Louise E. Moulton	Pamela VanDenBerg Cody
SIGNED IN COUNTERPART	SIGNED IN COUNTERPART
Leanne Moulton Freitag	Brent Moulton
Ed Garrett Ranch, Inc.	SIGNED IN COUNTERPART
BY: SIGNED IN COUNTERPART	Victorian Van Den Berg, Childress
Barbara Albertson, President	1000
BY: SIGNED IN COUNTERPART	Kevin VanDenBerg
Louise E. Moulton, Secretary	
State of Oregon	
County of	
This instrument was acknowledged before me	on, 2014 by Louise E. Moulton.
	, profession and the second and the
_	(Notary Public for Oregon)
1	My commission expires

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 OH day of Jonna	1. DOIL
SIGNED IN COUNTERPART	SIGNED IN COUNTERPART
Louise E. Moulton	Pamela VanDenBerg Cody
SIGNED IN COUNTERPART	SIGNED IN COUNTERPART
Leanne Moulton Freitag	Brent Moulton
Ed Garrett Ranch, Inc.	SIGNED IN COUNTERPART
BY: Doy bere A Centa	Victoria VanDenBerg Childress
Barbara Albertson, President	SIGNED IN COUNTERPART
BY: SIGNED IN COUNTERPART	Kevin VanDenBerg
Louise E. Moulton, Secretary	
State of Oregon	
County of	
This instrument was acknowledged before me	on, 2014 by Louise E. Moulton.
	(Notary Public for Oregon)
N	My commission expires

State of Oregon County of <u>Klamath</u>	
This instrument was acknowledged befor	e me on Jan. 24, 2014 by Brent Moulton.
OFFICIAL STAMP JENNY A BRAZIL NOTARY PUBLIC- OREGON COMMISSION NO. 454091A MY COMMISSION EXPIRES FEBRUARY 05, 2015	(Notary Public for Oregon)  My commission expires 2/5/2015
State of Oregon County of AMA	
This instrument was acknowledged before	e me on <u>21</u> , 2014 by Leanne Moulton Freitag
OFFICIAL STAMP JENNY A BRAZIL NOTARY PUBLIC- OREGON COMMISSION NO. 454091A NY COMMISSION EXPIRES FEBRUARY 05, 2015	(Notary Public for Oregon)  My commission expires 215/2015
State of Oregon County of Amath	
This instrument was acknowledged before	me on 21, 2014 by Victoria VanDenBerg Childress.
OFFICIAL STAMP  JENNY A BRAZIL  NOTARY PUBLIC- OREGON COMMISSION NO. 454091A MY COMMISSION EXPIRES FEBRUARY 05, 2015	(Notary Public for Oregon)  My commission expires Z   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
	and the second s
State of Oregon County of	
This instrument was acknowledged before	me on, 2014 by Kevin VanDenBerg.
	(Notary Public for Oregon)
	My commission expires

Page 4 - Statutory Warranty Deed - Signature/Notary Page Escrow No. LA12424KW

State of Oregon County of		
This instrument was acknowledge Garrett Ranch, Inc	d before me on	, 2014 by Barbara Albertson, President of Ed
	(Nota	ry Public for Oregon)
	My commission	n expires
State of Oregon County of Klamato		
This instrument was acknowledged Garrett Ranch, Inc	before me on Sav	1. 24, 2014 by Louise E. Moulton, Secretary of Ed
	Nota	ry Public for Oregon)
OFFICIAL STAMP JENNY A BRAZIL NOTARY PUBLIC- OREGON COMMISSION NO. 454091A MY COMMISSION EXPIRES FEBRUARY 05, 2015	My commissio	-167

# Page 3 - Statutory Warranty Deed - Signature/Notary Page Escrow No. LA12424KW

County of	
This instrument was acknowledged b	efore me on 2014 by Brent Moulton.
	Oly Davidson
	(Notary Public for Oregon)
	My commission expires
State of Oregon County of	
This instrument was acknowledged be	fore me on, 2014 by Leanne Moulton Freitag
	3 2011 by Decignic Wouldon Frenag
	(Notary Public for Oregon)
	My commission expires
State of Oregon County of	
This instrument was acknowledged bei	fore me on, 2014 by Victoria VanDenBerg Childress.
OFFICIAL STAMP RISSA MAE RITZER TARY PUBLIC-OREGON MISSION NO. 461116A SION EXPIRES AUGUST 18, 2015	(Notary Public for Oregon)  My commission expires
State of Oregon County of Workillon	
This instrument was acknowledged before	ore me on Jan 24, 2014 by, Pamela VanDenBerg Cody.
OFFICIAL STAMP LARISSA MAE RITZER NOTARY PUBLIC-OREGON COMMISSION NO. 461116A MY COMMISSION EXPIRES AUGUST 18, 2015	(Notary Public for Oregon)  My commission expires 8/18/2015
State of Oregon County of	
This instrument was acknowledged befo	re 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 Publ	jć for Oregon)
	My commission expir	es
State of Oregon County of		
This instrument was acknowledged before	me on	2014 by Learne Moulton Froites
		, 2014 by Leanne Wounton Frenag
	(Notary Publi	ic for Oregon)
	My commission expire	es
State of Oregon County of	-	2
	ma on	_, 2014 by Victoria VanDenBerg Childress.
The most among the design below	(Notary Publi	
	My commission expire	<i>\$</i>
State of Oregon County of	<i>f</i>	
This instrument was acknowledged before r	ne on	, 2014 by, Pamela VanDenBerg Cody
•		
	(Notary Public	c for Oregon)
	My commission expire	
State of Oregon Jule County of		
This instrument was acknowledged before n	ne on fewery de	, 2014 by Kevin VanDenBerg.
OFFICIAL SEAL  KRISTEN C WELLS  NOTARY PUBLIC- OREGON COMMISSION NO. 469171	(Notary Public	in Cliff for Oregon) 6-18, Who
AY COMMISSION EXPIRES JUNE 18, 2016 (1)	My commission expires	6 18 Julie

State of Oregon County of	
This instrument was acknowledged before a Garrett Ranch, Inc	me on January 24, 2014 by Barbara Albertson, President of Ed
OFFICIAL SEAL  KRISTEN C WELLS  NOTARY PUBLIC- OREGON  COMMISSION NO. 469171  MY COMMISSION EXPIRES JUNE 18, 2016	(Notary Public for Oregon)  My commission expires 6-18-2016
State of Oregon County of	
This instrument was acknowledged before a Garrett Ranch, Inc	ne on, 2014 by Louise E. Moulton, Secretary of Ed
	(Notary Public for Øregon)
	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 NE1/4 SE1/4, S1/2 N1/2 NE1/4 SE1/4, S1/2 N1/2 NE1/4 SE1/4, 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.