

187 2216894-ALF



After recording return to:  
Cross Bros. Farms Inc.  
PO Box 39  
Macdoel, CA 97058

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Cross Bros. Farms Inc.  
PO Box 39  
Macdoel, CA 97058

File No.: 7021-2216894 (ALF)  
Date: February 27, 2014

THIS SPACE RESERVED FOR RECORD

2014-006653

Klamath County, Oregon

06/23/2014 01:17:10 PM

Fee: \$52.00

### STATUTORY WARRANTY DEED

**The Revocable Living Trust of Richard D. Beith**, Grantor, conveys and warrants to **Cross Bros. Farms Inc.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL 1:**

**A TRACT OF LAND SITUATED IN THE S 1/2 S 1/2 SE 1/4 SE 1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HILYARD AVENUE, SAID POINT BEING NORTH 01°14'00" WEST 30.00 FEET AND SOUTH 89°26'00" WEST 570.62 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 00°34'00" WEST 225.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN VOLUME M68 PAGE 1419 OF THE KLAMATH COUNTY DEED RECORDS; THENCE NORTH 01°14'00" WEST 75.00 FEET TO THE NORTHWEST CORNER OF SAID DESCRIBED PARCEL; THENCE SOUTH 89°26'00" WEST 277.56 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE 1-C DRAIN; THENCE SOUTH 30°17'00" EAST 345.41 FEET TO THE POINT OF INTERSECTION OF SAID 1-C RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF HILYARD AVENUE; THENCE NORTH 89°26'00" EAST 107.22 FEET TO THE POINT OF BEGINNING. WITH BEARINGS BASED ON RECORDED SURVEY NO. 273, AS FILED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.**

**Consideration: Pursuant to IRC 1031 Exchange on behalf grantor/grantee**

**PARCEL 2:**

F.  
57.00

**A TRACT OF LAND SITUATED IN THE S 1/2 S 1/2 SE 1/4 SE 1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HILYARD AVENUE, NORTH 01°14'00" WEST 30.00 FEET AND SOUTH 89°26'00" WEST 364.62 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 00°34'00" WEST 225.00 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN VOLUME M68 PAGE 1419 OF THE KLAMATH COUNTY DEED RECORDS; THENCE SOUTH 89°26'00" WEST 206.00 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED PARCEL; THENCE SOUTH 00°34'00" EAST 225.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HILYARD AVENUE; THENCE NORTH 89°26'00" EAST 206.00 FEET TO THE POINT OF BEGINNING. WITH BEARINGS BASED ON RECORDED SURVEY NO. 273, AS FILED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$THIS TRANSACTION IS PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF SAID GRANTOR HEREIN..** (Here comply with requirements of ORS 93.030)

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 20 day of June, 2014.

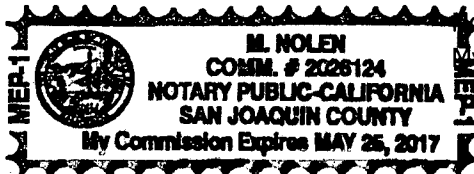
Richard D Beith Trustee of The Revocable  
Living Trust of Richard D. Beith

Richard D Beith, Trustee  
Richard D Beith, Trustee

STATE OF California )  
 )ss.  
County of SAN JOAQUIN )

This instrument was acknowledged before me on this 20 day of June, 2014  
by Richard D Beith as Trustee of The Revocable Living Trust of Richard D. Beith, on behalf of the trust.

[Signature]



Notary Public for CALIFORNIA  
My commission expires: 05/25/2017