

187 2216894-ALF

2014-006653

Klamath County, Oregon

06/23/2014 01:17:10 PM

Fee: \$52.00



THIS SPACE RESERVED FOR RECORD

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

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)

