

**2015-006822****Klamath County, Oregon****06/26/2015 10:04:07 AM****Fee: \$57.00**

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard B. Timm26180 WU RoadDairy, OR 976258760Until a change is requested all tax statements
shall be sent to the following address:Richard B.26180 WU RoadDairy, OR 976258760File No. 51528AM

STATUTORY WARRANTY DEED**Ronald A. Morinaka, as to Parcel 1****Barry S. Morinaka and Ronald A. Morinaka, with rights of survivorship, as to Parcel 2,**

Grantor(s), hereby convey and warrant to

Richard B. Timm,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 attached Exhibit "A"**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:

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.

57AMT

Dated this 23rd day of June, 2015

BSM
Barry S. Morinaka

[Signature]
Ronald A. Morinaka

State of California } ss
County of San Diego }

On this 23rd day of June, 2015, before me, Carol Wright, Notary Public a
Notary Public in and for said state, personally appeared Ronald A. Morinaka, known or identified to me to be the person(s) whose
name(s) is/~~are~~ subscribed to the within Instrument and acknowledged to me that he/~~she~~/~~they~~ executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Carol Wright, Notary Public
Notary Public for the State of California
Residing at: Spring Valley, California
Commission Expires: 11/20/2018

**SEE ATTACHED
California All-Purpose
Acknowledgement**

State of California } ss
County of San Diego }

On this 23rd day of June, 2015, before me, Carol Wright, Notary Public a
Notary Public in and for said state, personally appeared Barry S. Morinaka, known or identified to me to be the person(s) whose
name(s) is/~~are~~ subscribed to the within Instrument and acknowledged to me that he/~~she~~/~~they~~ executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Carol Wright, Notary Public
Notary Public for the State of California
Residing at: Spring Valley, California
Commission Expires: 11/20/2018

**SEE ATTACHED
California All-Purpose
Acknowledgement**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 23rd June 2015 before me, Carol Wright, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Barry S. Morinaka and Ronald A. Morinaka
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Carol Wright, Notary Public
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Statutory

Title or Type of Document: Warranty Deed Document Date: 23rd June 2015

Number of Pages: 3 Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Barry S. Morinaka

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: Self

Signer's Name: Ronald A. Morinaka

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: Self

See Exhibit "A"

Parcel 1:

In Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Section 1: SE1/4 SE1/4 SW1/4; SW1/4 SW1/4 SE1/4

Section 12: NE1/4 NE1/4 NW1/4; SW1/4 NE1/4 NW1/4; W1/2 SE1/4 NE1/4 NW1/4; NW1/4 SE1/4 NW1/4; W1/2 NE1/4 SE1/4 NW1/4

Parcel 2:

In Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Section 1: W1/2 N1/2 S1/2 SW1/4; SE1/4 SW1/4 SW1/4; SW1/4 SE1/4 SW1/4

Section 12: W1/2 NW1/4 NE1/4; NW1/4 SW1/4 NE1/4; E1/2 SE1/4 NE1/4 NW1/4; E1/2 NE1/4 SE1/4 NW1/4; NW1/4 NE1/4 NW1/4; E1/2 NW1/4 NW1/4; NE1/4 SW1/4 NW1/4