



2016-006714
Klamath County, Oregon
06/24/2016 02:52:58 PM
Fee: \$57.00

After recording return to:

Why Buy LLC, an Oregon Limited Liability Company
P.O. Box 812
Merrill, OR 97633

THIS SPACE RESE

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

Why Buy LLC, an Oregon Limited Liability Company
P.O. Box 812
Merrill, OR 97633

File No. 90774AM

STATUTORY WARRANTY DEED

B & W Moore Farms, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Why Buy LLC, an Oregon Limited Liability Company ,

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.

5/24/16

Dated this 22 day of June, 2016

B & W Moore Farms, LLC, an Oregon Limited Liability Company
By: The B & W Moore Trust Agreement dated May 22, 2007, Member

By: Laura Moore, Trustee of the B & W Moore Trust

State of Oregon } ss
County of Clackamas }

On this 22 day of June, 2016, before me, LISA LEGGET-WEATHERBY, Notary Public in and for said state, personally appeared Laura Moore, Trustee of the B & W Moore Trust Agreement dated May 22, 2007, Member for B & W Moore Farms, LLC, an Oregon Limited Liability Company, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Portland
Commission Expires: 10/19/19

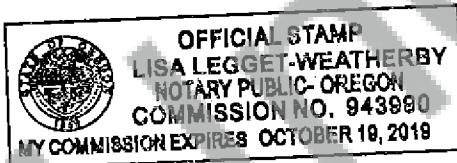


EXHIBIT 'A'

File No. 90774AM

A parcel of land in SE 1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at 1/2" rebar which is South 0°02' West 3460.7 feet and 30.5 feet West from the Northeast corner of Section 11; thence South 0°02' West 851.5 feet, more or less, along West right of way of County Road to a point thence West 1310.0 feet, more or less, to the West line of SE 1/4 SE 1/4 of Section 11; thence North 0°05' West 800.00 feet, more or less, along said West line of E 1/2 SE 1/4; thence North 87°55' East 1312.0 feet, to the point of beginning.

A parcel of land in SE 1/4 SE 1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point South 0°02' West 4312.2 feet and 30.5 feet West from the Northeast corner of Section 11; thence South 0°02' West 937.8 feet, more or less, to a point which is 30.0 feet North and 30.0 feet West of the Southeast corner of Section 11; thence West 1205.0 feet, more or less, to a point; thence North 386.0 feet, more or less, to a point; thence West 104.0 feet to West line of SE 1/4 SE 1/4 of Section 11; thence North 0°05' West 551.8 feet, more or less, along said West line; thence East 1310.0 feet, more or less, to the point of beginning.

Also including a parcel of land lying in Lots 4 and 6 and 10 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Southerly right of way line of the Modoc Northern Railroad (now Southern Pacific) which lies 323 feet North and 2295 feet East of the West one-fourth corner of said Section 12, and running thence South at right angles a distance of 1075 feet to an iron pin; thence East at right angles a distance of 362 feet to the West bank of Lost River; thence Northeasterly following the West bank of Lost River to its intersection with the Southerly right of way line of said railroad; thence West following said right of way line to the point of beginning.

ALSO, THE SW 1/4 SW 1/4, SE 1/4 SW 1/4, S 1/2 NW 1/4 SW 1/4, that portion of Lot 4 lying South of the South right of way line of the Modoc Northern Railroad (now Southern Pacific); Lots 10, 11 and the West 17.0 acres of Lot 12 in Section 12, Township 41 South, Range 10 East of the Willamette Meridian.

EXCEPTING a parcel of land lying in Lots 4 and 6 and 10 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Southerly right of way line of the Modoc Northern Railroad (now Southern Pacific) which lies 323 feet North and 2295 feet East of the West one-fourth corner of said Section 12, and running thence South at right angles a distance of 1075 feet to an iron pin; thence East at right angles a distance of 362 feet to the West bank of Lost River; thence Northeasterly following the West bank of Lost River to its intersection with the Southerly right of way line of said railroad; thence West following said right of way line to the point of beginning.

All of the SE 1/4 of the NE 1/4 of Section 8, Township 41 South, Range 10 East of the Willamette Meridian, except approximately one acre in the Southwest corner; more particularly described as follows:

Commencing at the Southwest corner of said SE 1/4 of NE 1/4 of said Section 8; thence North on forty line 135 feet to a point; thence East 100 feet to a point; thence Southeasterly to a point on the South line of said forty which point is 396 feet East of the point of beginning; thence West on forty line 396 feet to the point of beginning.

NE 1/4 NE 1/4 of Section 8; NW 1/4 NW 1/4 of Section 9 all being in Township 41 South, Range 10 East of the Willamette Meridian.

The SW 1/4 and the West 1/2 of the SE 1/4 of Section 9, Township 41 South, Range 10 East of the Willamette Meridian, EXCEPT the SW 1/4 SW1/4 SW1/4

All of the SW 1/4 of the NW 1/4 of Section 9, Township 41 South, of Range 10 East of the Willamette Meridian.

All that portion of the SE 1/4 of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, lying and being North of the North boundary line of the right of way of the Great Northern Railway Company, (which right of way is described in instrument of record in Deed Book 95 on page 499) and as said right of way is now located, established and extending over and across the said SE 1/4 of said Section 6, from the East to the West Boundary lines thereof; Excepting rights of way heretofore conveyed the United States of America; ALSO EXCEPTING THEREFROM, any portion lying within the limits of the County Road along the East one half of said Section 6.

EXCEPT those portions conveyed to the United States by Deed: Recorded October 13, 1908 in Volume 25, page 134, recorded May 17, 1909, Volume 27, page 593 and recorded October 9, 1935 in Volume 105, page 261, Deed Records of Klamath County, Oregon.