



2016-008600
Klamath County, Oregon
08/15/2016 01:28:01 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jesse D. Hickey

PO Box 358

Merrill, OR 97633

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

Jesse D. Hickey

PO Box 358

Merrill, OR 97633

File No. 106409AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Jesse D. Hickey ,

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:

**The SW1/4 SW1/4 SW1/4 of Section 9, Township 41 South, Range 10 East of the Willamette Meridian,
Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$300,000.00**

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

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 9 day of August ~~2016~~ Oct, 2016.

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

By: [Signature]
Laura Moore, Trustee for the B & W Moore Trust

State of Oregon } ss
County of Klamath }

On this 9 day of August, 2016, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared Laura Moore, as 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.

Cherice F. Treasure
Notary Public for the State of Oregon
Residing at: Klamath County 5/24/2020
Commission Expires: _____

