



2016-013560

Klamath County, Oregon

12/20/2016 02:15:01 PM

Fee: \$57.00

THIS SPACE RESERVED

After recording return to:

R & C AG, L.L.C.

29303 Dermerritt Rd

Malin, OR 97632

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

R & C AG, L.L.C.

29303 Dermerritt Rd

Malin, OR 97632

File No. 133494AM

STATUTORY WARRANTY DEED

DBW Properties, L.L.C., a Washington limited liability company, which acquired title as DW & CB, LLC., a Washington limited liability company,

Grantor(s), hereby convey and warrant to

R & C AG, L.L.C. ,

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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is **\$10,000.00.**

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:

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 15th day of December, 2016

William E. Crocker
DW & CB LLC WEC DBW Properties LLC

By: William E. Crocker
William E. Crocker, member

State of Washington} ss
County of WHATCOM }

On this 15th day of DECEMBER, 2016, before me, CATHY L. MEYER a Notary Public in and for said state, personally appeared William E. Crocker known or identified to me to be the Managing Member in the Limited Liability Company known as member who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name. /DBW Properties, LLC, a Washington Limited Liability Company, LLC

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cathy L. Meyer
Notary Public for the State of Washington
Residing at: WHATCOM
Commission Expires: 2/27/2017

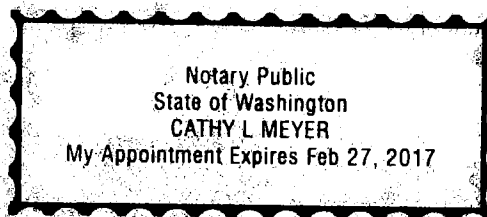


EXHIBIT "A"

PARCEL 1:

A portion of Section 21, Township 41 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Northeast corner of the NW1/4 of said Section 21; thence Southerly along the East line of said NW1/4 a distance of 100.0 feet to the True Point of Beginning; thence continuing Southerly along said East line to the point of intersection with a line drawn concentric with and distant 200.0 feet Northeasterly of, as measured radially to, said Main Track centerline; thence Southeasterly parallel with said Main Track centerline to the point of intersection with a line drawn parallel with and distant 360.0 feet Southerly of, as measured at right angles to, the North line of said Section 21; thence Easterly, parallel with said North line, a distance of 205.0 feet, more or less, to the point of intersection with the Northerly extension of a line drawn parallel with and distant 12.5 feet Westerly of, as measured at right angles to, said Burlington Northern Railroad Company's most Easterly Spur track centerline; thence Southerly parallel with said most Easterly Spur track centerline and the Northerly extension thereof, to the point of intersection with the South line of the NW1/4 NE1/4 of said Section 21; thence Westerly along said South line to the point of intersection with a line drawn parallel with, and distant 9.0 feet Easterly of, Burlington Northern Railroad Company's most Easterly passing track centerline, as now located and constructed; thence Northwesterly parallel with said most Easterly passing track to the point of intersection with a line drawn parallel with, and distant 100.0 feet Southerly of, the North line of Section 21; thence Easterly along said parallel line a distance of 225.0 feet, more or less, to the Point of Beginning.

EXCEPTING THEREFROM any improvements located thereon.

PARCEL 2:

That portion of Section 21, Township 41 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the point of intersection of the South line of said Section 21 and a line drawn parallel with and distant 25.0 feet Easterly of, as measured at right angles to, Burlington Northern Railroad Company's Klamath Falls, Oregon, to Bieber, California, Branch Line Main Track centerline; thence Northerly parallel with said Main Track centerline to the point of intersection with a line drawn parallel with, and distant 9.0 feet Easterly of, said Railroad Company's most Easterly passing track centerline, as now located and constructed; thence

Northwesterly parallel with said passing track to the point of intersection with the North line of the SW1/4 NE1/4 of said Section 21; thence Easterly along said North line to the point of intersection with a line drawn parallel with, and distant 200.0 feet Easterly of, said Main Track centerline; thence Southerly along said parallel line to the south line of said Section 21; thence Westerly along said South line to the Point of Beginning.

EXCEPTING THEREFROM any improvements located thereon.