

2017-005862

Klamath County, Oregon



00204395201700058620030034

05/31/2017 10:34:00 AM

Fee: \$52.00

After recording, return to:
Smith, Davison & Brasier, PC
PO Box 830
Corvallis, OR 97339-0830

Grantors:
Henry CG Cheyne
9961 East Langell Valley Road
Bonanza, OR 97623

Margaret G. Cheyne
10057 East Langell Valley Road
Bonanza, OR 97623

Send tax statements to Grantee:
Cheyne Farms, LLC
9961 East Langell Valley Road
Bonanza, OR 97623

WARRANTY DEED

Henry CG Cheyne, individually, and Margaret G. Cheyne, individually, hereinafter collectively called Grantors, do hereby grant, convey, and warrant to Cheyne Farms, LLC, an Oregon limited liability company, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all of that certain real property with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The Northeast quarter of Section 35, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING that portion thereof conveyed to the United States of America by Deed recorded in Vol. 69 page 555, Deed records of Klamath County, Oregon.

TOGETHER WITH, an appurtenant easement contained in deed recorded December 17, 1976 in Volume M76, page 20208, Microfilm Records of Klamath County, Oregon.

Tax Identification Nos.: 3912 03500 00100/595118/028; 3912 03500 00100/609390/056.

TOGETHER WITH one 75 HP GE electric motor and Klockner Moeller panel with an Aurora turbine pump; one 60 HP GE electric motor and unknown panel with a Western low lift turbine pump; approximately 1,320 feet of size 8 inch buried PVC mainline between pump and pivot head; one Piece self-propelled circular system with seven (7) towers and end gun; and any replacements thereof, all of which are hereby declared to be appurtenant thereto.

To Have and to Hold the same unto said Grantee and Grantee's heirs, successors, and assigns forever.

This is a transfer to a limited liability company, and there is no consideration for the transfer.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of Grantors to preserve any existing title insurance coverage.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

In Witness Whereof, Grantors have executed this instrument this May 17, 2017.

Henry CG Cheyne

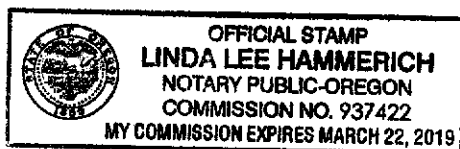
Henry CG Cheyne

Margaret G. Cheyne

Margaret G. Cheyne

STATE OF OREGON)
) ss.
County of Klamath)

This Warranty Deed is signed and acknowledged before me on May 17, 2017, by Henry CG Cheyne, Grantor.



Linda Hammerich
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Klamath)

This Warranty Deed is signed and acknowledged before me on May 17, 2017, by Margaret G. Cheyne, Grantor.

Linda Hammerich
Notary Public for Oregon

