



2017-006614

Klamath County, Oregon

06/16/2017 12:04:00 PM

Fee: \$52.00

THIS SPACE RESER

After recording return to:

Masami Foods Inc., an Oregon Corporation

5222 Tingley Lane

Klamath Falls, OR 97603

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

Masami Foods Inc., an Oregon Corporation

5222 Tingley Lane

Klamath Falls, OR 97603

File No. 174561AM

STATUTORY WARRANTY DEED

Michael J. Dearing and Amanda M. Dearing, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Masami Foods Inc., an Oregon Corporation,

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 **\$380,000.00**.

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:

52AMT

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

10 day of June, 2017

Michael J. Dearing
Michael J. Dearing

Amanda M. Dearing
Amanda M. Dearing

State of Oregon } ss
County of Klamath }

On this 10 day of June, 2017, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Michael J. Dearing and Amanda M. Dearing, 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.

Heather Anne Sciurba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Jan 9 2018

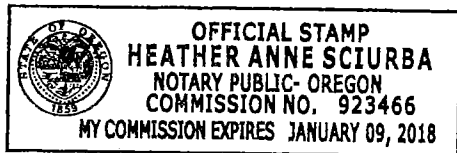


EXHIBIT "A"

Parcel 1

A tract of land situated in the SW1/4 of NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly as follows:

Beginning at an iron pin situated on the Southeasterly right of way line of the Old Midland Road, said point being located South a distance of 1795.5 feet and South 29° 11' East a distance of 191.67 feet from the Northwest corner of said Section 16; thence South 59° 12' East a distance of 163.58 feet to an iron pin; thence South 30° 00' West a distance of 56.54 feet to an iron pin located on the Northeasterly right of way line of the U.S.B.R. A-3-1 (F-16) canal; thence North 74° 15' West along the Northeasterly right of way line of said canal a distance of 149.0 feet to an iron pin located on the Southeasterly right of way line of the Old Midland Road; thence Northeasterly along the Southeasterly right of way line of said road on the arc of a curve to the right a distance of 97.45 feet, more or less, to the point of beginning.

Parcel 2

A tract of land situated in the SW1/4 of NW1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southeasterly right of way line of the Old Midland Road, said point being South 77° 15' East a distance of 168.00 feet and South 49° 45' East a distance of 170.0 feet from an iron pipe which is South a distance of 1795.5 feet from the iron pin marking the Northwest corner of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said point of beginning being the Northeast corner of that tract of land described in document recorded December 29, 1972, in Volume M72, page 15128, Klamath County Microfilm Records; thence South 2° 55' East a distance of 166.90 feet, more or less, to an iron pin on the Northerly right of way of the U.S.B.R. A.S.I. (F-16) canal; thence Southwesterly along the Northerly right of way line said canal to a point 149.0 feet from the Southeasterly right of way line of the Old Midland road, said point also being the Southeast corner of that tract of land described in document recorded July 15, 1976, in Volume M76, page 10797, Klamath County Microfilm Records; thence North 30° 00' East a distance of 176.60 feet to the point of beginning.