

**2017-006783****Klamath County, Oregon****06/21/2017 01:27:00 PM****Fee: \$47.00**

THIS SPACE RESERVED

After recording return to:

Julie A Fletcher and John L Fletcher and Equity
Advantage, Incorporated, as qualified intermediary
2520 Yellow Fir
Tillamook, OR 97141

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

Julie A Fletcher and John L Fletcher and Equity
Advantage, Incorporated, as qualified intermediary
2520 Yellow Fir
Tillamook, OR 97141
File No. 165739AM

STATUTORY WARRANTY DEED

Rustic Mountain Farms, Inc., an Oregon Corporation, Grantor(s), hereby convey and warrant to Julie A Fletcher and John L Fletcher, as Tenants by the Entirety, 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 following described real property situated in Klamath County, Oregon:

PARCEL 1:

A tract of land in the N1/2 of the NE1/4 of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Section 8; thence N. 89°37'24" W., along the North line of said Section 8, 655.42 feet to the East line of the W1/2 of the NE1/4 of said Section 8; thence S. 0°07'44" E., along said East line, 435.35 feet to the true point of beginning; thence continuing along said East line S. 0°07'44" E., 435.35 feet; thence N. 89°41'52" W., 985.01 feet; thence N. 0°00'14" W., 435.98 feet; thence S. 89°39'38" E., 984.06 feet, to the true point of beginning.

PARCEL 2:

A tract of land in the N1/2 of the NE1/4 of Section 8, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Section 8; thence N. 89°37'24" W., along the North line of said Section 8, 1638.54 feet; thence S. 0°00'14" E., 435.98 feet to the true point of beginning; thence continuing S. 0°00'14" E., 435.98 feet; thence N. 89°41'52" W., 985.00 feet to the West line of the NE1/4 of said Section 8; thence N. 0°07'13" E., along said West line, 436.61 feet; thence S. 89°39'38" E. 984.07 feet to the true point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2409-008A0-00700-000
R-2409-008A0-00600-000
R-2409-008A0-00500-000

The true and actual consideration for this conveyance **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.

Dated this 19th day of June, 2017.

Rustic Mountain Farms, Inc., an Oregon Corporation

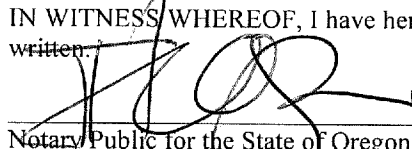


Theresa L Hane, President

State of Oregon}ss.
County of Deschutes}

On this 19th day of June, 2017, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Theresa L. Hane known to me to be the President of the Rustic Mountain Farms, Inc, Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

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



Notary Public for the State of Oregon
Residing at: Bend, OR
Commission Expires: 5/9/21

