



2018-006466
Klamath County, Oregon
05/29/2018 09:40:00 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jerry D. Schooler and Janice E. Schooler
9140 Bunn Rd
Bonanza, OR 97623

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

Jerry D. Schooler and Janice E. Schooler
9140 Bunn Rd
Bonanza, OR 97623
File No. 235446AM

STATUTORY WARRANTY DEED

JM Agriculture L.L.C. an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Jerry D. Schooler and Janice E. Schooler, 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:

PARCEL A:

Unsurveyed Parcel 1, Land Partition 47-07, Governments Lots 1, 2, 3, the South 1/2 of the Northeast 1/4, The Southeast 1/4 of the Northwest 1/4, the Northeast 1/4 of the Southwest 1/4 lying Northerly of Highway 70 and the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL B:

Unsurveyed Parcel 2, Land Partition 47-07, Governments Lots 1, 2, 3, the South 1/2 of the Northeast 1/4, The Southeast 1/4 of the Northwest 1/4, the Northeast 1/4 of the Southwest 1/4 lying Northerly of Highway 70 and the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$500,000.00.

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:

47AMT

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 18 day of May 2018

JM Agriculture, L.L.C., an Oregon limited liability company

By: [Signature]
Donna R. Manning, Member

By: [Signature]
Robert M. Manning, Member

State of Oregon } ss
County of Klamath }

On this 18 day of May, 2018, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Donna R. Manning and Robert M. Manning, Members of JM Agriculture, L.L.C. 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.

[Signature]

Notary Public for the State of Oregon
Residing at: Klamath County Oregon
Commission Expires: Dec 17 2021

