



THIS SPACE RESERVED FOR

2018-007393

Klamath County, Oregon

06/19/2018 01:42:00 PM

Fee: \$87.00

After recording return to:

Finley Brothers Properties LLC

PO Box 98

Fort Jones, CA 96032

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

Finley Brothers Properties LLC

PO Box 98

Fort Jones, CA 96032

File No. 241523AM

SPECIAL WARRANTY DEED

Northwest Farm Credit Services, PCA,

Grantor(s) hereby conveys and specially warrants to

Finley Brothers Properties LLC, a California Limited Liability Company

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

A tract of land situated in Sections 8 and 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the North line of said Section 17 from which the Northwest corner of said Section 17 bears North 89° 49' 21" West, 30.00 feet; thence South 00° 05' 09" East parallel to the West line of said Section 17, 256.00 feet; thence South 89° 49' 21" East parallel to the North line of said Section 17, 2,379 feet more or less to the Mean High Water Line of Lost River; thence Northerly on said Mean High Water Line the following courses and distances: North 15° 12' 02" East, 324.30 feet; North 09° 32' 48" East, 223.70 feet; North 16° 32' 48" West, 370.44 feet; and North 25° 02' 09" West, 424.66 feet; thence leaving said Mean High Water Line, North 89° 49' 21" West, 2,211.42 feet to a point lying 30.00 feet East of the West line of said Section 8; thence South 00° 16' 30" West, parallel to the West Line of said Section 8, 1,016.92 feet to the point of beginning.

The true and actual consideration for this conveyance is \$275,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

SPECIAL EXCEPTION: Title to the described real property being sold is only warranted for the period of time Grantor has held and does hold fee title. There are no warranties or representations made by Grantor beyond those expressed herein. Grantee has made its own investigation and accepts the property in its present condition free of representations and warranty by Grantor

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 18th day of June, 2018.

Northwest Farm Credit Services PCA

By [Signature]
Emily Duerst, Relationship Manager/AVP

State of Oregon } ss
County of Marion }

On this 18th day of June, 2018, before me, Nancy Darst a Notary Public in and for said state, personally appeared Emily Duerst, 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: Salem
Commission Expires: June 4, 2021

