

**SHERIFF'S DEED****2018-013545****Klamath County, Oregon**

11/07/2018 09:17:03 AM

Fee: \$102.00

Grantor:

**KLAMATH COUNTY SHERIFF'S  
OFFICE  
3300 VANDENBERG ROAD  
KLAMATH FALLS, OR 97603**

Grantee:

**RABO AGRIFINANCE LLC**

After recording return to:

Miller Nash Graham & Dunn LLP  
Attn: David Foraker  
111 S.W. Fifth Avenue, Suite 3400  
Portland, OR 97204

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

RABO AGRIFINANCE LLC  
14767 N Outer 40 Road, Suite 400  
Chesterfield, Missouri 63017

THIS INDENTURE, Made this 11/02/218, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and RABO AGRIFINANCE LLC, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 17CV16718, Klamath County Sheriff's Office Number F18-0215, in which RABO AGRIFINANCE LLC, A DELAWARE LIMITED LIABILITY COMPANY was plaintiff(s) and MICHAEL E. NOONAN; KARIN M. NOONAN; NOONAN ELEVATORS, INC., AN OREGON CORPORATION; NOONAN FARMS TRUCKING, INC., AN OREGON CORPORATION; SPRINGLAKE DAIRY LLC, AN OREGON LIMITED LIABILITY COMPANY; STATE OF OREGON, EMPLOYMENT DIVISION; AND UNITED STATES DEPARTMENT OF THE TREASURY, INTERAL REVENUE SERVICE was defendant(s), in which a Writ of Execution of Real Property, which was issued on 02/19/2018, directing the sale of that real property, pursuant to which, on 05/02/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$2,310,000.00, to RABO AGRIFINANCE LLC, who was the highest and best bidder, that sum being the highest and best sum bid therefore. At the time of the sale, the purchaser paid the amount bid for the property to the grantor or grantor's predecessor in office. After Grantor received funds in the amount bid at the sale, a certificate of sale, as required by law, was duly executed and delivered to the purchaser.

The real property has not been redeemed from the sale, and the time for so doing has now expired. The grantee herein is the owner and holder of the Certificate of Sale and has delivered the certificate to grantor.

NOW, THEREFORE, by virtue of said Writ of Execution, and in consideration of the sum paid for the real property at the sale, the grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain,



sell and convey unto the grantee, grantee's heirs, successors, and assigns, that certain real property situated in Klamath County, Oregon, described as follows, to-wit:

**SAYLES REAL PROPERTY COLLATERAL LEGAL DESCRIPTION**

THE W1/2 OF THE NW1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

**RAF REAL PROPERTY COLLATERAL LEGAL DESCRIPTION**

**PARCEL 1: (SAYLES)**

THE W1/2 OF THE NW1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

**PARCEL 2: (NEGREVSKI)**

A TRACT OF LAND SITUATED IN SECTION 1, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE SE1/4 SW1/4 OF SECTION 1; THENCE NORTH ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY; THENCE NORTHWEST ALONG SAID RIGHT OF WAY LINE TO THE WEST LINE OF THE SE1/4 NW1/4 OF SAID SECTION; THENCE SOUTH TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE SOUTH BRANCH OF THE "C" CANAL AS NOW LOCATED; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY TO THE SOUTH LINE OF SAID SECTION; THENCE EAST TO THE POINT OF BEGINNING. EXCEPTING THEREFROM, THAT PORTION LYING WITHIN THE BOUNDARIES OF THE LOWER LAKE ROAD.

**PARCEL 3: (NEGREVSKI)**

THE SOUTH 10 ACRES OF THE NW1/4 SW1/4 (OR S1/2 S1/2 NW1/4 SW1/4), AND LOT 4, SECTION 6, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

EXCEPTING THEREOF THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION IN WARRANTY DEED, RECORDED APRIL 5, 1988 IN VOLUME M88, PAGE 4912, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

**PARCEL 4: (MANNING)**



PARCEL A: THE E1/2 SE1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN SAVING AND EXCEPTING THEREFROM 5 ACRES FORMING A SQUARE IN THE SOUTHWEST CORNER OF THE SE1/4 SE1/4 CONVEYED FOR CEMETERY

PARCEL B: ALL THAT PORTION OF THE NE1/4 OF THE NE1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTHWESTERLY RIGHT OF WAY LINE ON THE C4 (FORMERLY E) CANAL; ALSO THE SE1/4 OF THE NE1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN LYING SOUTHWESTERLY RIGHT OF WAY LINE OF THE C4 (FORMERLY E) CANAL.

PARCEL 5: (MANNING)

PARCEL A: THE SW1/4 OF THE NW1/4 AND THE W1/2 OF THE SW1/4, IN SECTION 1, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; EXCEPT 2.34 ACRES IN THE SW1/4 OF THE NW1/4 CONVEYED TO MODOC NORTHERN RAILWAY COMPANY IN VOLUME 30, PAGE 479, DEED RECORDS OF KLAMATH COUNTY, OREGON; AND EXCEPT THOSE PORTIONS LYING WITHIN HOMEDALE ROAD.

AND EXCEPT THAT PORTION THEREOF LYING IN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY.

AND EXCEPTING THAT PORTION THEREOF CONVEYED TO THE CALIFORNIA OREGON POWER COMPANY BY DEED RECORDED SEPTEMBER 21, 1946 IN VOLUME 196, PAGE 72, DEED RECORDS OF KLAMATH COUNTY, OREGON BEING A STRIP OF LAND OF UNDISCLOSED WIDTH FOR A POWER LINE RIGHT OF WAY, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY BOUNDARY OF THE U.S.R.S. SOUTH BRANCH CANAL AND 1-B DRAIN, SAID POINT BEING SOUTH 63° 42' EAST 1463.0 FEET FROM THE WESTERLY QUARTER CORNER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE FROM SAID POINT OF BEGINNING NORTH 0° 32' WEST 989.0 FEET; THENCE NORTH 71° 32' WEST 125.0 FEET TO THE END OF SAID POWER LINE.

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IN NO. 96  
OCTOBER

PARCEL B: THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING NORTHWEST OF THE "C" CANAL IN SECTION 1, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

PARCEL 6: (ZUPAN)

REAL PROPERTY LOCATED IN TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SECTION 29: THE SW 1/4 OF THE SW 1/4

SECTION 30: THE SE 1/4 OF THE SE 1/4; EXCEPT THAT PORTION CONVEYED TO KLAMATH COUNTY ON JANUARY 31, 1958 IN VOLUME 297, PAGE 256, DEED RECORDS OF KLAMATH COUNTY, OREGON.

SECTION 31: THE E 1/2 OF THE NE 1/4, EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF THE SE 1/4 NE 1/4 OF SECTION 31, THENCE EAST 150 FEET; THENCE NORTH 150 FEET; THENCE WEST 150 FEET; THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING

SECTION 32: THE NW 1/4 NW 1/4

The property is commonly known as: SAYLES REAL PROPERTY COLLATERAL:

11575 & 11597 SPRINGLAKE ROAD, KLAMATH FALLS, OR 97603

RAF REAL PROPERTY COLLATERAL:

7751 DEHLINGER LANE, KLAMATH FALLS, OREGON 97603,

10200 HIGHWAY 97 S, KLAMATH FALLS, OREGON 97603,

12075 HOMEDALE ROAD, KLAMATH FALLS, OREGON 97603,

12080 HOMEDALE ROAD, KLAMATH FALLS, OREGON 97603,

11575 SPRINGLAKE ROAD, KLAMATH FALLS, OREGON 97603,

11597 SPRINGLAKE ROAD, KLAMATH FALLS, OREGON 97603,

392 DEL FATTI LANE, KLAMATH FALLS, OREGON 97603,

MANUFACTURED HOME LOCATED AT 12075 HOMEDALE ROAD, KLAMATH FALLS, OREGON 97603,

MANUFACTURED HOME LOCATED AT 11597 SPRINGLAKE ROAD, KLAMATH FALLS, OREGON 97603,

VACANT AGRICULTURAL LAND IDENTIFIED BY TAX ACCOUNT NOS. R91153, R91260, R91359,

R585940, R586351, R585469

Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.


The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$50.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

**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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**



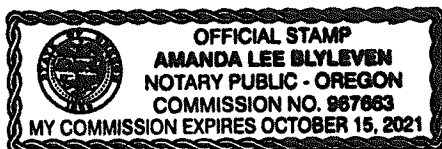
Chris Kaber, Sheriff of Klamath County, Oregon

  
Deputy Becky Collins

STATE OF OREGON     )  
                                      ) ss  
County of Klamath     )

This instrument was acknowledged before me on 11/02/2018.

by Becky Collins, Deputy for Chris Kaber, as Sheriff of Klamath County.



  
Notary Public for the State of Oregon

My commission expires: 10/15/2021