



THIS SPACE RESERVED FOR

2019-005595

Klamath County, Oregon

05/20/2019 09:49:00 AM

Fee: \$87.00

After recording return to:

Justin Grant and Phil Grant and Debbie Grant

PO Box 195

Midland, OR 97634

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

Justin Grant and Phil Grant and Debbie Grant

PO Box 195

Midland, OR 97634

File No. 295171AM

SPECIAL WARRANTY DEED

RABO AGRIFINANCE LLC, a Delaware limited liability company,

Grantor(s) hereby conveys and specially warrants to

Justin Grant and Phil Grant and Debbie Grant, with rights of survivorship

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:

Real property in the County of Klamath, State of Oregon, described as follows:

Township 39 South, Range 9 East of the Willamette Meridian:

Section 29: SW 1/4 SW 1/4

Section 30: SE 1/4 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: E 1/2 NE 1/4, LESS 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: NW 1/4 NW 1/4

The true and actual consideration for this conveyance is \$465,000.00.

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:

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.

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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 15 day of May 2019

Rabo AgriFinance, LLC, a Delaware Limited Liability Company

By: [Signature]

Stephen A. Tornio, Vice President

State of Oregon } ss
County of Klamath }

On this 15 day of May, 2019, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Stephen A. Tornio, Authorized Signer for Rabo AgriFinance LLC 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 Falls OR
Commission Expires: 12/17/2021

