



THIS SPACE RESERVED FOR

2019-013776

Klamath County, Oregon

11/25/2019 01:27:01 PM

Fee: \$102.00

After recording return to:

Noble Livestock, LLC, an Oregon limited liability  
company

26161 Hwy 70

Bonanza, OR 97623

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

Noble Livestock, LLC, an Oregon limited liability  
company

26161 Hwy 70

Bonanza, OR 97623

File No. 321008AM

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### STATUTORY WARRANTY DEED

**Kenneth M. Buscher and Dianne M. Buscher,  
Initial Trustees of the Kenneth and Dianne Buscher Trust dated July 20, 2001,**

Grantor(s), hereby convey and warrant to

**Noble Livestock, LLC, an Oregon limited liability company,**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$2,000,000.00.

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:

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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 20 day of Nov. 2019

Kenneth and Dianne Buscher Trust

By: Kenneth M. Buscher

Kenneth M. Buscher, Trustee

By: Dianne M. Buscher

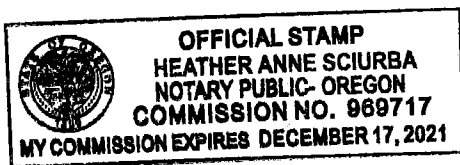
Dianne M. Buscher, Trustee

State of Oregon } ss  
County of Klamath }

On this 20 day of November, 2019, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Kenneth M. Buscher and Dianne M. Buscher, Trustees of the Kenneth and Dianne Buscher Trust, 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.

Heather Sciurba  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 12/17/2021



## EXHIBIT 'A'

### PARCEL 1:

That part of Tracts 7, 8 and 9 lying Southwesterly of the Bonanza-Lorella County Road, all in Supplemental Plat of Riverside Tracts in Sections 11 and 14, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The SW1/4 SW1/4 of Section 11 lying Southwesterly of the Bonanza-Lorella County Road in Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

ALSO that portion of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the East line of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and the North line of the Bonanza-Lorella County Road; thence Westerly along said Northerly line a distance of 193 feet; thence North to the South line of Lost River; thence Southeasterly along the South line of Lost River to the East line of said SW1/4 SW1/4; thence South along said East line to the point of beginning.

EXCEPTING from the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, the following:

Beginning at a point on the South line of the Bonanza-Lorella County Road which is 742 feet East along said line from the West line of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence continuing East along said line a distance of 448 feet; thence South 140 feet; thence West 448 feet, more or less, to a point due South of the point of beginning; thence North 140 feet, more or less, to the point of beginning.

That portion of the SE1/4 NE1/4 and NE1/4 NW1/4 lying Southwesterly of the Bonanza-Lorella County Road and all of the SW1/4 NE1/4, NW1/4 NW1/4 and S1/2 NW1/4 and S1/2 of Section 14, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING the East 1200 feet of the South 330 feet of the SE1/4 SE1/4.

PARCEL 2:

The Easterly 142.5 feet of Block 50A, all of Blocks 50B, 59B, 59A, 59C, 60A, and 60B in East Bonanza, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM those portions thereof conveyed to Lost River Cemetery Association, Inc., by Deed recorded December 16, 1949 in Deed Volume 236, page 572, Deed Records of Klamath County, Oregon.

PARCEL 3:

A parcel of land located in the SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the Easterly line of West Park Street of East Bonanza, Oregon, with the South line of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said point of beginning being 1890 feet West of the Southeast corner of said Section 10; thence North along the East line of said West Park Street, 810 feet to a point; thence East at right angles to West Park Street, 250 feet to a point; thence North 30 feet to a point; thence East 80 feet to a point; thence South 30 feet to a point; thence East 70 feet to a point; thence South 300 feet to a point; thence East 290 feet to a point; thence South 510 feet, more or less to the Southerly line of said Section 10; thence West along said Section line 690 feet more or less to the point of beginning.

PARCEL 4:

A parcel of land situate in the NE1/4 NE1/4 of Section 15, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the North line of Section 15, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, from which the Northeast corner of said Section 15 bears South 89° 06' 20" East 531.7 feet distant; thence South 0°05' 30" East 184.55 feet to an iron pin; thence North 89°40' 50" West 788.4 feet to an iron pin; thence North 0°08' 40" East 192.45 feet, more or less, to a point on the North line of said Section 15; thence South 89° 06' 20" East 787.7 feet, more or less along the North line of said Section 15, to the point of beginning.

PARCEL 5:

The E1/2 NE1/4 of Section 15, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon;

SAVING AND EXCEPTING Beginning at a point on the North line of said Section 15 at a point 531 feet West of the Northeast corner thereof; thence West along said North line to the Northwest corner of the NE1/4 NE1/4 of said Section; thence South along the West line of said NE1/4 NE1/4 a distance of 185 feet to a point; thence East parallel to the North line of said Section a distance of 789 feet, more or less, to a point on the West line of parcel conveyed to Lost River Cemetery Association, Inc., by deed Volume 236, page 572, Deed Records of Klamath County, Oregon, thence North along the West line of said parcel to the point of beginning.

ALSO SAVING AND EXCEPTING from the above described parcel that portion thereof conveyed to Lost River Cemetery Association, Inc., by Deed recorded December 16, 1949, in Deed Volume 236, page 572, Deed Records of Klamath County, Oregon.

PARCEL 6:

The NW1/4, W1/2 NE1/4, and NE1/4 NE1/4, EXCEPTING the East 1200 feet of said NE1/4 NE1/4 of Section 23, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.