

2019-015098

Klamath County, Oregon



00252284201900150980030034

12/30/2019 02:17:56 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

Langell Valley Ranch, LLC
17000 W. Langell Valley Road
Bonanza, OR 97623
Grantor

Curtis D. Hubbard, Trustee and
Pamela C. Hubbard, Trustee
17000 W. Langell Valley Road
Bonanza, OR 97623
Grantee

After recording return to and send all tax statements
Grantee

KNOW ALL MEN BY THESE PRESENTS, that LANGELL VALLEY RANCH, LLC, an Oregon Limited Liability Company, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to CURTIS D. HUBBARD, TRUSTEE and PAMELA C. HUBBARD, TRUSTEE, Trustees of the Hubbard Family Trust, dated February 2000, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

EXHIBIT "A", attached hereto and incorporated herein by this reference.

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money.

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:

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 30th day of December, 2019.

Langell Valley Ranch, LLC, an Oregon Limited Liability Company.

By: Curtis D. Hubbard Manager
Curtis D. Hubbard, Manager

Returned at Counter

STATE OF OREGON,)
) ss.
COUNTY OF KLAMATH)

Subscribed and sworn to (or affirmed) before me on December 30, 2019, by Curtis D. Hubbard, Manager, Langel Valley Ranch, LLC, an Oregon Limited Liability Company, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

NOTARY PUBLIC

Dona Alleen Nelson
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-7-2022

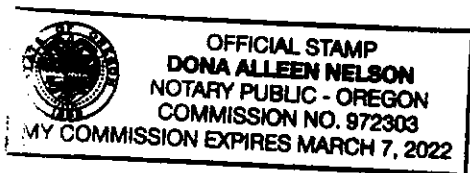


EXHIBIT 'A'

File No. 275988AM

Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon

Section 23: SE1/4

Section 25: NW1/4, W1/2 NE1/4, and all that portion of the E1/2 NE1/4 lying Westerly of the Lost River Diversion Channel.

EXCEPTING THEREFROM: That portion lying within the main drain as conveyed to the United States of America by deed recorded October 23, 1927 in Volume 79, page 131, Deed Records of Klamath County, Oregon and by deed recorded January 22, 1929 in Volume 85, page 186, Deed Records of Klamath County, Oregon.

Section 26: E1/2 NW1/4, N1/2 SW1/4, NE1/4, N1/2 SE1/4 and portion of the W1/2 NW1/4 described as follows:

Beginning at a point 1020 feet East of the corner common to Sections 22, 23, 26 and 27, all in Township 40 South, Range 13 East of the Willamette Meridian, thence Southerly and Easterly 1500 feet, more or less, to a point where said course intersects the East line of the SW1/4 NW1/4 of Section 26, thence North along said subdivision line to the Northeast corner of the NW1/4 NW1/4 of said Section 26, thence West 300 feet to the point of beginning.