



THIS SPACE RESERVED FOR

2020-003791

Klamath County, Oregon

03/31/2020 09:09:27 AM

Fee: \$102.00

After recording return to:

Rusted Gate Farm, an Oregon non-profit corporation

PO Box 5326

Central Point, OR 97502

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

Rusted Gate Farm, an Oregon non-profit corporation

PO Box 5326

Central Point, OR 97502

File No. 350356AM

STATUTORY WARRANTY DEED

**Kodiak, LLC,
an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

Rusted Gate Farm, an Oregon non-profit corporation,

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 \$1,600,000.00.

The above-described property is free of encumbrances except those shown on the **Exhibit 'B'**

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 24 day of March, 2020.

Kodiak, LLC, an Oregon limited liability company

By: [Signature]
CA Galpin, Managing Member

State of Oregon } ss
County of Jackson }

On this 24 day of March, 2020, before me, Terry Speedling a Notary Public in and for said state, personally appeared CA Galpin, Managing Member of Kodiak LLC, an Oregon limited liability company 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.

Terry Speedling
Notary Public for the State of Oregon
Residing at: Klamath Falls OR Medford OR
Commission Expires: 6-5-2021



EXHIBIT 'A'

File No. 350356AM

Parcel 1:

Tract A:

The E1/2 of the SE1/4 of the NE1/4, the E1/2 of the W1/2 of the SE1/4 of the NE1/4, the E1/2 of the NE1/4 of the SE1/4 and the E1/2 of the W1/2 of the NE1/4 of the SE1/4 of Section 25, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

LESS AND EXCEPTING that portion thereof lying Southerly and Southwesterly of the property conveyed to the State of Oregon on April 13, 1948 by deed recorded in Book 220 at page 7, and recorded April 14, 1949 in Book 230, page 262.

Also Excepting therefrom all that portion conveyed to the State of Oregon by deed recorded May 23, 1952 in Book 254, page 645, Deed Records of Klamath County, Oregon.

Tract B:

The NE1/4 of the NE1/4 of Section 25, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.
(West of the Lake)

Section 29: Government Lot 1

Section 30: Government Lot 2 and Government Lots 3 through 11; NE1/4 of the SW1/4; W1/2 of the SE1/4; S1/2 of the NW1/4

Section 31: Government Lots 4 and 5

Section 32: Government Lot 12

Exhibit 'B'

1. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
2. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Timber Fire Patrol
3. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Fire Patrol
4. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Upper Klamath Lake, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Upper Klamath Lake.

All matters arising from any shifting in the course of Upper Klamath Lake including but not limited to accretion, reliction and avulsion.

5. Any difference in the mean high water line of the Upper Klamath Lake and the meander line as shown by government survey.

6. Reservation in Patents,
Recorded: February 23, 1916,
Volume: 45, page 400, Deed Records

Recorded: July 16, 1926
Volume: 69, page 57, Deed Records

Recorded: March 24, 1926
Volume: 124, page 25, Deed Records

7. Boundary Line Agreement, including the terms and provisions thereof,
Dated: August 18, 1916
Recorded: November 1, 1916
Volume: 46, page 242, Deed Records
Between: Weyerhaeuser Land Company
And: D.P. Doak

8. Agreement, including the terms and provisions thereof,
Dated: August 3, 1921
Recorded: September 1, 1921
Volume: 56, page 476, Deed Records
Between: Rose M. Poole and H.W. Poole, her husband, their heirs, executors, administrators and assigns
And: United States of America

Recorded: July 10, 1922
Volume: 58, page 620, Deed Records

9. The provisions contained in Deed,
Recorded: July 28, 1922,
Volume: 59, page 13

10. Agreement, including the terms and provisions thereof,
Dated: April 10, 1925
Recorded: April 13, 1925
Volume: 65, page 474
Between: H.W. Poole, et. ux.
And: California Oregon Power Company

Recorded: September 27, 1932
Volume: 99, page 82
Volume: 141, page 619
Volume: 167, page 333

11. The provisions contained in Deed,
Recorded: November 6, 1947,
Volume: 233, page 298

12. Agreement, including the terms and provisions thereof,
Dated: May 11, 1948
Recorded: May 17, 1948
Volume: 220, page 415
Between: M.I. Wampler
And: Donald E. Alexander
13. Limited access provisions, if any, contained in Deed from Donald E. Alexander to State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: April 21, 1953
Volume: 260, page 258