

2020-005602

Klamath County, Oregon

RECORDING REQUESTED BY:

Paul C. Franco, Esq.



00258703202000056020040049

05/05/2020 09:43:35 AM

Fee: \$97.00

WHEN RECORDED MAIL THIS DEED AND,
UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENT TO:

NAME Paul C. Franco, Esq.
ADDRESS 7473 N. Ingram Avenue, Suite 106
CITY
STATE & ZIP Fresno, CA 93711

TITLE ORDER NO.

ESCROW NO.

APN NO.

STATUTORY WARRANTY DEED

Anthony Mattos and Mary Mattos, Trustees of The Anthony & Mary Mattos Trust, whose address is 6511 15th Avenue, Hanford, California 93230, Grantors, hereby convey and warrant to A.P. Mattos Farming Co. an Oregon general partnership, whose address is 5225 Burgdorf Road, Bonanza, Oregon 97623, Grantees, the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY THIS REFERENCE.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCOUNT NUMBERS ARE REFERENCED HERE:

3911-00000-03700-000 R604634
3911-01900-00200-000 R608122

The true and actual consideration for this conveyance is \$10.00.

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:

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

A.P. Mattos Farming Co.
Name

5225 Burgdorf Road
Street Address

Bonanza, Oregon 97623
City & State

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.

Dated: April 22, 2020

A handwritten signature in cursive script, reading "Anthony P. Mattos", written over a horizontal line.

Anthony Mattos, Trustee of The Anthony & Mary
Mattos Trust

A handwritten signature in cursive script, reading "Mary Mattos", written over a horizontal line.

Mary Mattos, Trustee of The Anthony & Mary
Mattos Trust

CERTIFICATE OF ACKNOWLEDGMENT

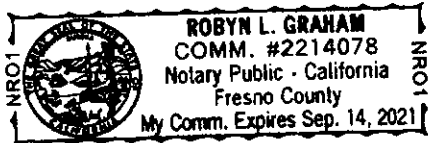
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF FRESNO)

On April 22, 2020, before me Robyn L. Graham, notary public, personally appeared Anthony Mattos and Mary Mattos who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Robyn L. Graham
Signature of Notary Public

(SEAL)

Exhibit "A"

Parcel 1

A tract of land situated in the NE1/4 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin situated South 00°14'22" West 333.00 feet from the Northeast corner of said Section 19, marked by a County Surveyor brass capped monument; thence South 00°14'22" West 776.83 feet to a 5/8" iron pin; thence South 11° 36' 09" West 87.28 feet to a 5/8" iron pin; thence North 85° 39' 29" West 1035.29 feet to a 5/8" iron pin on the Easterly right of way line of the County Road; thence along the said Easterly right of way line North 41°01'05" West 15.74 feet to a 5/8" iron pin; thence along the arc of a curve to the right (central angle = 30°53'45", radius = 610.00 feet) 328.93 feet to a 5/8" iron pin; thence North 10°07'20" West 486.62 feet to a 5/8" iron pin; thence leaving said right of way line East 1289.21 feet to the point of beginning.

Parcel 2

A tract of land situated in the NW1/4 NW1/4 of Section 20, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particular described as follows:

Beginning at a point on the West line of said Section 20, said point being South 00°14'22" West 333.00 feet from the Northwest corner of said Section 20; thence East 152.34 feet to the Westerly bank of Lost River; thence Southerly along the West bank of said Lost River, South 05°50'44" West 319.04 feet and South 14°59'54" West 475.63 feet to the West line of said Section 20; thence North 00° 14' 22" East along said West line, 776.83 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the following described property:

A strip of land 60 feet wide and 760 feet long, measured on the centerline, said centerline being more particularly described as follows:

Beginning at a point 760.0 feet West and 1180.0 feet South of the Section corner common to Sections 17, 18, 19, and 20, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said point being on the East bank of Horsefly Irrigation Canal; thence East a distance of 750.0 feet to the West bank of Lost River, recorded in Deed Volume 258, page 85, Deed Records of Klamath County, Oregon.