



2020-012801
Klamath County, Oregon
10/06/2020 02:30:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Klamath River Farmland, LLC, an Oregon limited
liability company

PO Box 224

Midland, OR 97634

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

Klamath River Farmland, LLC, an Oregon limited
liability company

PO Box 224

Midland, OR 97634

File No. 386739AM

STATUTORY WARRANTY DEED

**Sandra L. Tucker and Karen G. Tucker,
as Tenants by the Entirety**

Grantor(s), hereby convey and warrant to

Klamath River Farmland, 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 \$1,100,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Sections 15, 16, 21 and 22, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the brass cap marking the one-quarter corner common to Sections 21 and 22, Township 40 South, Range 8 East of the Willamette Meridian; thence North 89°51'07" East, 1359.56 feet along the East-West centerline of said Section 22 to a 5/8" iron rod; thence leaving said East-West centerline, North 33°31'32" East, 888.11 feet to a 5/8" iron rod; thence North 11°57'22" East, 1936.75 feet to a 5/8" iron rod on the South high bank of the Klamath Straits Drain; thence continuing North 11°57'22" East, 15 feet, more or less, to the mean high water line of said Klamath Straits Drain; thence Northwesterly, Westerly and Southwesterly following the sinuosities of the mean high water line on the South bank of said Klamath Straits Drain to a point from which a 5/8" iron rod on the South high bank bears South 14°24'59" West, 35 feet, more or less; thence leaving said mean high water line South 14°24'59" West 35 feet, more or less to the said 5/8" iron rod; thence continuing South 14°24'59" West, 686.33 feet to a point on the section line common to Sections 16 and 21, from which point the brass cap marking the section corner common to Sections 15, 16, 21 and 22 bears South 89°53'08" East, 1959.37 feet; thence continuing South 14°24'59" West, 1294.93 feet to a 5/8" iron rod in an old existing fence line; thence South 18°48'53" East, 524.47 feet to a 5/8" iron rod; thence South 18°50'57" East, 265.97 feet to a 5/8" iron rod; thence North 84°15'10" East, 255.91 feet to a 5/8" iron rod; thence North 27°30'04" East, 63.56 feet to a 5/8" iron rod; thence North 61°25'23" East, 150.42 feet to a 5/8" iron rod; thence North 67°38'26" East, 184.65 feet to a 5/8" iron rod; thence North 81°24'58" East, 301.57 feet to a 5/8" iron rod; thence South 76°01'40" East, 346.23 feet to a 5/8" iron rod; thence South 58°52'04" East, 155.25 feet to a 5/8" iron rod; thence South 64°48'24" East, 747.15 feet to a 5/8" iron rod on the section line common to Sections 21 and 22, Township 40 South, Range 8 East of the Willamette Meridian; thence South 00°05'08" East, 458.61 feet along said section line to the point of beginning.

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 1ST day of OCT. 2020.

Sandra L. Tucker
Sandra L. Tucker

Karen G. Tucker
Karen G. Tucker

State of TEXAS } ss
County of COMAL }

On this 1ST day of OCTOBER 20 ~~September~~, 2020, before me, TERI NOLIN a Notary Public in and for said state, personally appeared Sanral L. Tucker and Karen G. Tucker, 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.

Teri Nolin
Notary Public for the State of TX
Residing at: BEXAR COUNTY
Commission Expires: 7-8-24

