



THIS SPACE RESERVED FOR

2020-014100

Klamath County, Oregon

10/30/2020 02:19:00 PM

Fee: \$87.00

After recording return to:

Harmony Preserve at the North Fork LLC, an Oregon
Limited Liability Company

9 Edgecroft Rd

Kensington, CA 94707

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

Harmony Preserve at the North Fork LLC, an Oregon
Limited Liability Company

9 Edgecroft Rd

Kensington, CA 94707

File No. 404919AM

STATUTORY WARRANTY DEED

Donald J. Schwartz and Julia Donohue Schwartz, Trustees of the Schwartz Family Trust,

Grantor(s), hereby convey and warrant to

Harmony Preserve at the North Fork 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:

Parcel 1

**The South half of Southwest quarter and the South half of Northeast quarter of Southwest quarter of Section
35, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.**

Parcel 2

**All of Section 2 in Township 36 South of Range 14 East of the Willamette Meridian, Klamath County,
Oregon.**

Parcel 3

**The SE1/4 of Section 35, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County,
Oregon.**

**TOGETHER WITH the Grant of Road Way recorded August 20, 2012, in the records of the Clerk of
Klamath County, Oregon as documents 2012-009185 and 2012-009186.**

The consideration paid for the transfer is \$1,000,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON
BEHALF OF GRANTOR/GRANTEE.

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 29th day of October, 2020.

Beutler Exchange Group as qualified intermediary for: Schwartz Family Trust

Schwartz Family Trust

By: [Signature]
Donald J. Schwartz, Trustee

Date: 10/29/20

By: [Signature]
Julia Donahue Schwartz, Trustee
JDS

Date: 10/29/2020

State of Oregon} ss.
County of Jackson}

On this 29 day of October, 2020, before me, Micheline A. de Wey a Notary Public in and for said state, personally appeared Donald J. Schwartz and Julia Donahue Schwartz known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Schwartz Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon

Residing at: Jackson

Commission Expires:

