



THIS SPACE RESERVED FOR

2021-001682
Klamath County, Oregon
02/05/2021 08:17:07 AM
Fee: \$97.00

After recording return to:

Arnott K. Duncan III and Kathleen A. Duncan

17072 W Indian School Rd.

Goodyear, AZ 85395

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

Arnott K. Duncan III and Kathleen A. Duncan

17072 W Indian School Rd.

Goodyear, AZ 85395
File No. _____
407319AM

STATUTORY WARRANTY DEED

**Parks-Hickey Hay Sales, LLC,
an Inactive Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

Arnott K. Duncan III and Kathleen A. Duncan, as Tenants by the Entirety,

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 \$2,381,000.00.
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:

97.

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 2 day of Feb 2021.

Parks-Hickey Hay Sales LLC

By: [Signature]
Tim Parks, Member

By: [Signature]
Dennis Hickey, Member

State of Oregon } ss
County of Klamath }

On this 2 day of January, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Tim Parks and Dennis Hickey, Members of Parks-Hickey Hay Sales, LLC, 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.

[Signature]

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

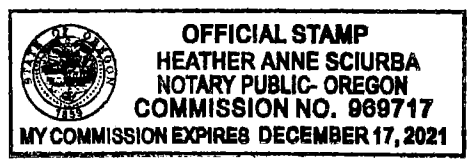


EXHIBIT 'A'

PARCEL 1

S1/2 NE1/4 NW1/4 of Section 9, Township 41 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The East half of NE1/4 SE1/4 and East half of SE1/4 SE1/4 of Section 9, Township 41 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the Merrill-Whitelake Highway.

PARCEL 3

W1/2 E1/2 SE1/4, S1/2 NE1/4, NW1/4 NE1/4, SE1/4 NW1/4 of Section 9, all in Township 41 South, Range 10 East of Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the Merrill-Whitelake Highway.

PARCEL 4

SW1/4 Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the Merrill-Whitelake Highway or Merrill Pit Road.

Also described as: Unsurveyed Parcel 1, Land Partition 9-20 situated in the SW1/4 of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and recorded January 11, 2021 as Instrument No. 2021-000446, Klamath County, Records.

PARCEL 5

The West 1/2 of the SW1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6

The SE1/4 of the SW1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of said tract lying Northeasterly of a line described as follows:

Commencing at the Northeast corner of the SE1/4 of the SW1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence Westerly along the 1/16 Section line, 660 feet, more or less, to the point of beginning of said described line; thence Southeasterly 933 feet, more or less, to a point on the 1/16 Section line 660 feet South of the Northeast corner of the SE1/4 of the SW1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, terminating said line.

PARCEL 7

The following described real property in Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at a point 1000 feet East of the East quarter corner of Section 9; thence North parallel to the North-South center section line of Section 10, 250 feet; thence East parallel to the East-West center section line to the West line of the SE1/4 NW1/4; thence North along the West line of the SE1/4 NW1/4 600 feet; thence East parallel to the East-West center section line to the East line of the SE1/4 NW1/4; thence South along the East line of the SE1/4 NW1/4 850 feet to the Southeast corner; thence West along the center section line to the point of beginning.

PARCEL 8

A portion of land in the SW1/4 NW1/4 of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, and more particularly described as follows:

The South 250 feet of the Westerly 1,000 feet of the SW1/4 NW1/4 of said Section 10, containing 5.73 acres, more or less. There is also granted with this deed a right of way 30 feet in width from the present County road to the above described property, said right of way being the Southerly 30 feet of a portion of the NW1/4 of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 9

The North 1/2 of the NE1/4 of the NW1/4 of Section 9, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.