



2021-002649
Klamath County, Oregon
02/22/2021 01:20:11 PM
Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Monson Land Development, LLC, an Oregon limited
liability company

20208 S 816 PR SE

Kennewick, WA 99338

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

Monson Land Development, LLC, an Oregon limited
liability company

20208 S 816 PR SE

Kennewick, WA 99338

File No. 426138AM

STATUTORY WARRANTY DEED

**John Bourdett and Kenneth Frye Co-Successor Trustee(s) of the Josanna Pierce Irrevocable Trust
as to Parcels 1 through 10 and**

**John Bourdett and Kenneth Frye Co-Successor Trustee(s) of the Josanna Pierce Irrevocable Trust, as to an
undivided 44.45% interest as to parcel 11**

Grantor(s), hereby convey and warrant to

Monson Land Development, 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 \$2,200,000.00.

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:

55.55%

Subject to the ~~44.45%~~ interest of ROBERT BARNEY, GREG CABRAL, STEVENE G.
SAYRE, JEANIE M. RICE, AMANADA J. WALLACE AKA AMANDA JANE PARNELL WALLACE
AND KRISTA J. SAYRE TO PARCEL 11

4/8

92

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 18 day of February 2021.

John Bourdett and Kenneth Frye Co-Successor Trustee(s) of the Josanna Pierce Irrevocable Trust

By: John Bourdett
John Bourdett, Trustee

By: Kenneth Frye
Kenneth Frye, Trustee

State of California) ss.
County of San Benito }

On this 18 day of February, 2021, before me, Jill M Martin a Notary Public in and for said state, personally appeared John Bourdett and Kenneth Frye known or identified to me to be the person whose name is subscribed to the foregoing instrument as co-trustee of the Josann Pierce Irrevocable 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.

Jill M Martin
Notary Public for the State of California
Residing at: 1760 F Airline Hwy
Commission Expires: 10/10/2022

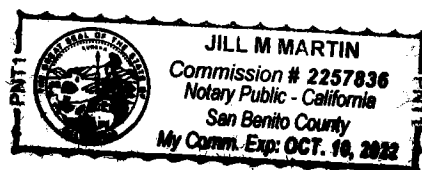


EXHIBIT "A"

PARCEL 1:

The NE1/4 of Section 19 and the SE1/4 of Section 18, all in Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The NW1/4 of Section 20, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The SW1/4 of the SW1/4 of Section 17, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

The SE1/4 SW1/4 and W1/2 SW1/4 SE1/4 of Section 17, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5:

The E1/2 of the SW1/4 and Government Lots 3 and 4, Section 18, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6:

The W1/2 NW1/4 NE1/4 of Section 21, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING an easement 60 feet wide on the North side for access

PARCEL 7:

The NE1/4 SW1/4 of Section 21, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 8:

The SE1/4 SE1/4 and the E1/2 SW1/4 SE1/4 of Section 17, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 9:

The NE1/4 of Section 20, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 10:

The NW1/4 of Section 21, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 11:

The SE1/4 of Section 19, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING therefrom that portion lying within the Sprague River Highway right of way.