

RETURN TO:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Farmer Johnson, LLC.  
16667 Hill Road  
Klamath Falls, OR 97603

Grantor:  
WC Ranch, Inc.  
17356 Hill Road  
Klamath Falls, OR 97603

Grantee:  
Farmer Johnson, LLC.  
16667 Hill Road  
Klamath Falls, OR 97603

**- WARRANTY DEED -**

WC RANCH, INC., Grantor, conveys and warrants to FARMER JOHNSON, LLC., Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See attached Exhibit A.

SUBJECT TO AND EXCEPTING:

Property taxes that are a lien but not yet payable, zoning ordinances, building and use restrictions, reservations in federal patents, easements of record that affect the property, covenants, conditions, and restrictions of record.

THE TRUE AND ACTUAL consideration for this transfer is \$22,400.

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 19th day of April, 2021.

WC Ranch, Inc.

WC Ranch, Inc.

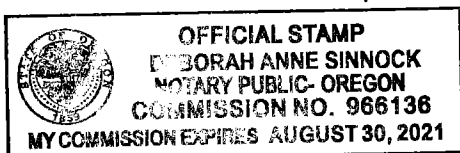
Nancy Dey  
Nancy Dey, President

John Dey  
John Dey, Secretary

STATE OF OREGON                     )  
                                                           ) ss.  
County of Klamath    )

This instrument was acknowledged before me on 4-19, 2021, by Nancy Dey, President of WC Ranch, Inc. and acknowledge the foregoing instrument to be their voluntary act.

And John Dey, Secretary



Deborah Anne Sinnock  
Notary Public for Oregon  
My Commission expires: 8-30-21

1. WARRANTY DEED

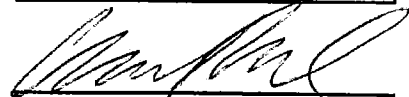
## EXHIBIT A

An area of land in the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon. A portion of the land described in Deed Document No. 2020-013460 and Parcel 3 of Land Partition 49-04. Being more particularly described as follows:

Beginning at a 5/8" iron rod marking the Southeast corner of said Section 16; thence North 02°18'24" East 1319.49 feet along the East section line of said section to a 5/8" iron rod marking the South 1/16th corner, also being the Northeast corner of said Parcel 3; thence leaving said East section line, and continuing along the North line of said Parcel 3, North 89°25'20" West 1011.25 feet to a 5/8" iron rod; thence leaving said North line, South 00°00'00" East 1237.75 feet to a 5/8" iron rod; thence North 89°33'30" West 344.46 feet to a 5/8" iron rod on the West line of said Parcel 3; thence along said West line South 01°21'14" West 83.49 feet to a 5/8" iron rod on the South section line of said Section 16; thence along said section line South 89°33'30" East 1304.55 feet to the point of beginning.

Containing 30.5 acres.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 11, 2019  
ANDREW A. PAUL  
84952

EXPIRES: 12/31/22

WC Ranch to Farmer Johnson