



2021-006554

Klamath County, Oregon

04/27/2021 10:10:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Raymond C. Maack and Mary Maack

35100 Learned Rd.

Cloverdale, OR 97112

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

Raymond C. Maack and Mary Maack

35100 Learned Rd.

Cloverdale, OR 97112

File No. 427621AM

STATUTORY WARRANTY DEED

C. Morrison Ranch Limited Partnership, a California Limited Partnership,

Grantor(s), hereby convey and warrant to

Raymond C. Maack and Mary Maack, 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:

All that part of the SE 1/4 of the SE 1/4 of Section 3 and that portion of the NE 1/4 of the NE 1/4, Section 10, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying South of the North boundary of Malin Irrigation District, which boundary line is set forth in Volume 61 at page 44, Deed Records of Klamath County, Oregon.

SAVING AND EXCEPTING a parcel of land described as follows:

A parcel of land lying in the NE 1/4 of the NE 1/4 of Section 10, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said NE 1/4 of the NE 1/4 of Section 10; thence North, along the West line thereof, a distance of 330.0 feet; thence East parallel with the South line of said NE 1/4 of the NE 1/4, a distance of 198.0 feet; thence South, parallel with the West line of said NE 1/4 of the NE 1/4, a distance of 330.0 feet, more or less, to the South line of said NE 1/4 of the NE 1/4; thence West along said South line a distance of 198.0 feet, more or less to the point of beginning.

EXCEPTING THEREFROM any portions lying within the Malin Loop County Road #1183.

The true and actual consideration for this conveyance is \$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:

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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 23 day of April, 2021

C. Morrison Ranch Limited Partnership, a California Limited Partnership

By: Phillip N. Morrison
Phillip N. Morrison, Trustee of the
M/B Family Trust, Partner

By: Anthony L. Borgman
Anthony L. Borgman, Trustee of the
M/B Family Trust, Partner

By: Phillip N. Morrison
Phillip N. Morrison, Trustee of the
Murva Ilo Morrison Revocable Trust, Partner

State of California } ss.
County of Sutter }

On this 23rd day of April, 2021, before me, Lynne T. Coles, a Notary Public in and for said state, personally appeared Phillip N. Morrison and Anthony L. Borgman, as Trustees of the M/B Family Trust, Partner of C. Morrison Ranch Limited Partnership, and Phillip N. Morrison, as Trustee of the Murva Ilo Morrison Revocable Trust, Partner of C. Morrison Ranch Limited Partnership, and acknowledged to me that he/she/they executed the same in said Partnership name.

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 California
Residing at: Sutter County
Commission Expires: 03/30/2024

