

MITC471170AM

After recording return to:

Lyonheart Klamath Falls LLC  
4771 Pacific Avenue  
Eugene, OR 97402  
Attn: Ernest Lee

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

Lyonheart Klamath Falls LLC  
4771 Pacific Avenue  
Eugene, OR 97402  
Attn: Ernest Lee

2021-010345

Klamath County, Oregon

07/01/2021 03:18:00 PM

Fee: \$92.00

### STATUTORY WARRANTY DEED

Winterfox Farms LLC, an Oregon limited liability company, Grantor, conveys and warrants to Lyonheart Klamath Falls LLC, an Oregon limited liability company, Grantee, all of that certain lot, piece, or parcel of land located at 12575 Hwy 66, Klamath Falls, Klamath County, Oregon, as more particularly bounded and described in Exhibit A, together with all buildings, fixtures, improvements, rents, and other rights and interests appurtenant to the property free of encumbrances.

The true consideration for this conveyance is SEVEN HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$750,000.00).

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.

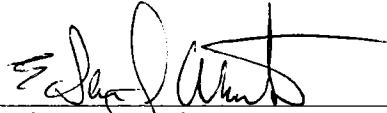
[signature page to follow]

12 AMT

Dated: June 28, 2021

**Grantor:**

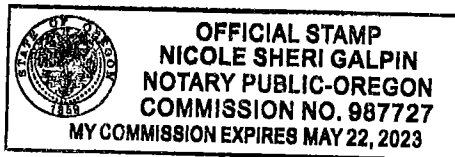
Winterfox Farms LLC,  
an Oregon limited liability company



By: Edgar Jerome Winters  
Its: Manager

State of Oregon                                 )  
                                                              )  
County of Klamath                                 ) ss.

This instrument was acknowledged before me on June 28, 2021 by Edgar Jerome Winters as manager of Winterfox Farms LLC, an Oregon limited liability company.



*Nicole S. Galpin*  
Notary Public for Klamath  
Commission No.: 987727  
My Commission Expires: 5-22-2023

## **EXHIBIT A**

### **Legal Description**

A parcel of land lying in Section 29 and 32, Township 39 South, Range 8 East of the Willamette Meridian, being a portion of that real property described on page 659 Volume 259, said parcel more particularly described as follows:

Starting at a steel stake set in a mound of stone, which stake marks the Northeast corner of the SE1/4 SW1/4 Section 29; thence South 89° 19.9' East 1326.07 feet along a well established fence line to a fence corner, which fence corner is the true place of beginning of this description; thence South 0° 53' West, 471.75 feet along a well established fence line to a fence corner; thence North 79° 07' West, 18.53 feet to a fence corner; thence South 0° 53' West 907 feet along a well established fence line to a fence corner; thence South 49° 07' East 23.82 feet to a fence corner; thence South 0° 53' West 1422.99 feet along a well established fence line to a steel stake; thence South 72° 14.4' West 157.54 feet to a steel stake; thence South 0° 53' West 200 feet more or less to a steel stake which lies on the Northerly right of way line of Oregon Highway 66 as constructed; thence North 72° 56.4' East, 444.5 feet along said Highway right of way line to a fence corner; thence North 0° 59.7' East, 2928.52 feet along a well established fence line and line extended to a steel stake; thence North 89° 19.9' West 279.32 feet to the point of beginning.