



THIS SPACE RESERVED FOR R

2021-011586
Klamath County, Oregon
07/28/2021 02:34:01 PM
Fee: \$112.00

After recording return to:

Samuel Delmar Moxley and Nicholas Gordon Moxley

P.O Box 104

Bonanza, OR 97623

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

Samuel Delmar Moxley and Nicholas Gordon Moxley

P.O Box 104

Bonanza, OR 97623

File No. 444901AM

STATUTORY WARRANTY DEED

Urbach Farms Inc., an Oregon Corporation

Grantor(s), hereby convey and warrant to

Samuel Delmar Moxley and Nicholas Gordon Moxley, each as to an undivided ½ interest as Tenants in Common,

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 \$1,965,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 July, 2021.

Urbach Farms Inc.

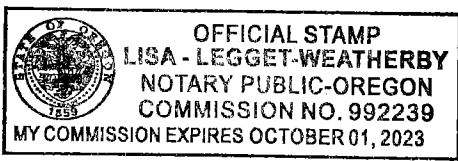
By: Alan K Urbach
Alan Urbach, President

State of Oregon } ss
County of Klamath }

On this 2 day of July, 2021, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Alan Urbach as President of Urbach Farms Inc., an Oregon Corporation 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/1/2023



Urbach Farms Inc.

By: _____
Gary Urbach, Vice-President

State of _____ } ss
County of _____ }

On this ____ day of _____, 2021, before me, _____ a Notary Public in and for said state, personally appeared Gary Urbach Vice-President of Urbach Farms, Inc., an Oregon Corporation 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.

Notary Public for the State of _____
Residing at: Klamath
Commission Expires: _____

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 July, 2021.

Urbach Farms Inc.

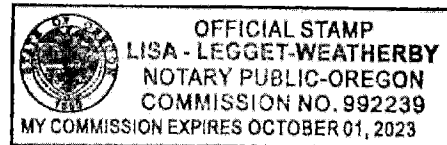
By: Alan Urbach
Alan Urbach, President

State of Oregon } ss
County of Klamath }

On this 2 day of July, 2021, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Alan Urbach as President of Urbach Farms Inc., an Oregon Corporation 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/1/2023



Urbach Farms Inc.

By: Gary Urbach
Gary Urbach, Vice-President

State of Oregon } ss
County of Marion }

On this 13th day of July, 2021, before me, Karen Anne Lee a Notary Public in and for said state, personally appeared Gary Urbach Vice-President of Urbach Farms, Inc., an Oregon Corporation 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.

Karen Anne Lee
Notary Public for the State of Oregon
Residing at: Klamath Salem
Commission Expires: 8/6/2024

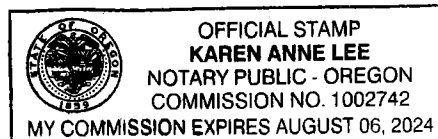


EXHIBIT "A"

PARCEL 1:

The N1/2 of the SW1/4 and the South 577.5 feet of the S1/2 of the NW1/4 of Section 35 Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

E1/2 of the SW1/4, of Section 34 in Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Beginning at the Southeast corner of the SE1/4 NW1/4 of said Section 34, thence West along the Southerly line of said SE1/4 NW1/4 of said Section 34, 1320 feet; more or less, to the Southwest corner of said 40 acre tract; thence Northerly along the Westerly line of said 40 acre tract 668 feet, more or less, to the Southerly line of the property heretofore, conveyed to A.L. Michael by deed recorded in Volume 66 at page 552, Klamath County Records; thence Southeasterly along the Southerly line of said Michael Property to the Westerly line of the property heretofore conveyed to H.L. Arant by deed recorded in Volume 33 at page 78, Klamath County Deed Records; thence Southerly along the Westerly line of said Arant property 570 feet, more or less, to the Southwest corner thereof; thence Easterly along the Southerly line of said Arant property 960 feet, more or less, to the Easterly line of the SE1/4 NW1/4 of said Section 34; thence South along the Easterly line of said SE1/4 NW1/4 to the place of beginning.

PARCEL 4:

Beginning at the Southeast corner of the SW1/4 SW1/4 of said Section 34 in Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence North along the East line of W1/2 SW1/4 of said Section 34, a distance of 2640 feet, more or less, to the Southeast corner of the SW1/4 NW1/4 of said Section 34; thence continuing North along the East line of the SW1/4 NW1/4 of Section 34, a distance of 630 feet, more or less, to the center line of a dry gulch or wash, so described in a deed recorded in Klamath County Deed Records in Volume 182 at Page 255; thence North 75° West along said dry gulch, 53 feet, more or less, to a fence line; thence South 0°54' East along said fence line 3283 feet, more or less, to the point of beginning.

PARCEL 5:

All of Blocks 3 and 4 of the Town of Dairy, according to the duly recorded plat thereof as now vacated and the vacated streets and alleys attaching to said blocks by operation of law as vacated by order of vacation recorded November 21, 1925 in Volume 68, page 544; also, beginning at a point North 71°15' East 30.63 chains from the West quarter section corner of 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence East 9.83 chains to the center of Modoc Street; thence South along center of said street extended, 8.74 chains; thence West 14.09 chains; thence North 14.54 chains; thence East 4.26 chains; thence South 5.30 chains to a point of beginning in SE1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6:

The South half of the Northeast quarter and the North half of the Northwest quarter of the Southeast quarter of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian.

PARCEL 7:

The North-half of the Northeast-quarter of the Southeast-quarter (N1/2 NE1/4 SE1/4) of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 8:

Unsurveyed Parcel 2 of Land Partition 36-20 situated in the SE1/4 of Section 27 and the N1/2 NE1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, recorded June 9, 2021 in Instrument 2021-009174, Records of Klamath County, Oregon.

More particularly described as follows:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 27, 26, 34, AND 35, SAID SECTION AND RANGE; THENCE SOUTHERLY 1026 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN DEED VOLUME 118, PAGE 113; THENCE ALONG THE BOUNDARY OF SAID DEED VOLUME 118, PAGE 113 THE FOLLOWING TWO COURSES: SOUTH 74°48" WEST A DISTANCE OF 186.50 FEET, MORE OR LESS; THENCE SOUTH 240 FEET, MORE OR LESS TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 70; THENCE, WESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 2018 FEET, MORE OR LESS TO THE EASTERLY BOUNDARY OF THE PROPERTY DESCRIBED IN DEED VOLUME M95, PAGE 14968; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 70, NORTH 00°07'37" EAST, ALONG SAID EASTERLY BOUNDARY OF SAID DEED VOLUME M95, PAGE 14968, A DISTANCE OF 350 FEET, TO THE NORTHEAST CORNER OF SAID DEED VOLUME M95, PAGE 14968; THENCE NORTH 89°53'16" WEST, ALONG THE

NORTH LINE OF SAID DEED VOLUME M95, PAGE 14968 AND ALONG THE NORTH LINE OF PARCEL 2 OF LAND PARTITION 46-07 A DISTANCE OF 456.70 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF PARCEL 2 OF LAND PARTITION 46-07; THENCE NORTH 00°07'37" EAST, ALONG THE WEST LINE OF THE NW1/4 NE1/4 OF SAID SECTION 34, A DISTANCE OF 537 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST LINE OF THE NW1/4 NE1/4 OF SAID SECTION 34 AND THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 140; THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY LINE OF STATE HIGHWAY 140 A DISTANCE OF 2768 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE PROPERTY DESCRIBED IN DEED VOLUME 2020-013063; THENCE LEAVING SAID STATE HIGHWAY 140 RIGHT OF WAY AND ALONG THE SOUTHERLY LINE OF THE PROPERTY DESCRIBED IN SAID DEED VOLUME 2020-013063, SOUTHEASTERLY A DISTANCE OF 730 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE PROPERTY DESCRIBED IN DEED VOLUME 328, PAGE 6; THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID DEED VOLUME 328, PAGE 6 THE FOLLOWING TWO COURSES: SOUTHWESTERLY A DISTANCE OF 75 FEET AND SOUTHEASTERLY A DISTANCE OF 636 FEET, MORE OR LESS TO THE EAST LINE OF SAID SECTION 27; THENCE SOUTH 00°17'46" EAST, ALONG SAID EAST LINE OF SAID SECTION 27, A DISTANCE OF 536 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF PARCEL 1 OF LAND PARTITION 36-20; THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID PARCEL 1 OF SAID LAND PARTITION 36-20 THE FOLLOWING COURSES: SOUTH 68°59'38" WEST A DISTANCE OF 333.11 FEET; THENCE SOUTH 31°22'19" EAST A DISTANCE OF 23.62 FEET; THENCE SOUTH 28°49'37" EAST A DISTANCE OF 291.97 FEET; THENCE SOUTH 51°33'27" EAST A DISTANCE OF 41.75 FEET; THENCE SOUTH 73°07'15" EAST A DISTANCE OF 22.88 FEET; THENCE NORTH 89°03'23" EAST A DISTANCE OF 29.74 FEET; THENCE NORTH 58°06'44" EAST A DISTANCE OF 24.26 FEET; THENCE EAST A DISTANCE OF 55.11 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1 AND THE EAST LINE OF SAID SECTION 27; THENCE SOUTH 00°17'46" EAST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 226.74 FEET, TO THE POINT OF BEGINNING. THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE PLAT OF LAND PARTITION 36-20

PARCEL 9:

All that portion of the South Half (S1/2) of the Northeast quarter (NE1/4) of the Southeast quarter (SE1/4) of Section 27 Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, which lies Southwesterly of the Southwesterly right of way line of the Oregon, California and Eastern Railway Co. and Southeasterly of the Southeasterly right of way line of the Klamath Falls Lakeview Highway; more particularly described as

follows: A strip of land twenty-five (25) feet in width abutting upon and adjacent to the said southwesterly right of way line of said Oregon, California Eastern Railway Co. and extending the full length of the northeasterly boundary of the above-described parcel of land.