



THIS SPACE RESERVED FOR

2022-002654
Klamath County, Oregon
03/03/2022 09:14:02 AM
Fee: \$92.00

After recording return to:
Vistoso Holding Co., LLC
P. O. Box 128
Southworth, WA 98386

Until a change is requested all tax statements shall be
sent to the following address:
Vistoso Holding Co., LLC
P. O. Box 128
Southworth, WA 98386
File No. 488880AM

STATUTORY WARRANTY DEED

Donna Joy Radford and Michael Radford, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Vistoso Holding Company, LLC, a Nevada 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The consideration paid for the transfer is \$550,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

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 1st day of March, 2022.

Donna Joy Radford
Donna Joy Radford

Michael D Radford
Michael Radford

State of OR } ss
County of Klamath

On this 1st day of Mar, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Donna Joy Radford and Michael Radford, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 7-29-25

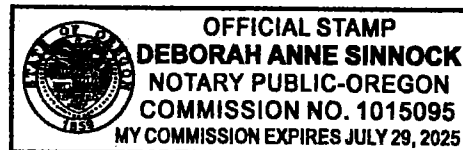


EXHIBIT "A"

488880AM

A tract of land located in the W1/2 SW1/4 of Section 26, E1/2 SE1/4 of Section 27 and the NE1/4 of Section 34, all in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron axle situated on the Southwest corner of said Section 26; thence North 89°05' East along the South line of said Section 26 a distance of 660.0 feet to an iron pin; thence North 0°21' East parallel with the West line of said Section 26 a distance of 1747.00 feet to an iron pin; thence South 89°29' West a distance of 1487.94 feet to an iron pin situated on the West edge of the Enterprise Irrigation District ditch easement; thence Southwesterly along the said Westerly ditch easement South 26°03' West 109.8 feet to a point; South 2°26' West 163.5 feet to a point; South 30°48' West 146.8 feet to a point; South 2°08' West 201.8 feet; South 27°04' West 450.2 feet to a point; South 12°27' West 264.8 feet to a point; South 28°51' West 260.5 feet to an iron pin on the West line of the SE1/4 SE1/4 of said Section 27; thence South 0°21' West along the West line of the SE1/4 SE1/4 of said Section 27, a distance of 281.20 feet, to the iron pin marking the Southwest corner of said SE1/4 SE1/4 of Section 27; thence South 0°29' West along the West line of the NE1/4 NE1/4 of said Section 34 a distance of 716.11 feet to an iron pin; thence South 89°36' East a distance of 25.00 feet to an iron pin; thence North 0°24' East a distance of 60.0 feet to an iron pin; thence South 89°36' East a distance of 332.73 feet to an iron pin; thence South 0°24' West a distance of 103.7 feet to an iron pin; thence South 89°36' East a distance of 237.53 feet to an iron pin; thence South 0°24' West a distance of 565.77 feet to an iron pin; thence North 89°37' East a distance of 87.77 feet to an iron pin; thence North 1°04' East a distance of 40.0 feet to an iron pin; thence North 89°37' East a distance of 660.80 feet to an iron pin situated on the East line of said Section 34; thence North 1°04' East along the East line of said Section 34 a distance of 1293.3 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM all that portion described as follows:

A tract of land situated in the SE1/4 SE1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the SE1/4 SE1/4 of Section 27, from which the SE1/16 corner bears North 89°55'16" West 387.55 feet; thence along said North line South 89°55'16" East, 36.13 feet; thence leaving said North line South 01°20'35" East 181.98 feet; thence South 00°13'04" West, 650.57 feet; thence North 86°04'33" West 309.10 feet to a point on the Westerly line of the Enterprise Irrigation District Canal; thence along said Westerly line of the said Enterprise Irrigation District Canal the following courses: North 12°51'44" East, 247.67 feet, North 27°28'44" East 450.20 feet and North 02°32'44" East 170.69 feet to the point of beginning with bearings based on record of Survey Number 6188 on file at the office of the Klamath County Surveyor.