

Returned at Counter

2022-002785

Klamath County, Oregon

AFTER RECORDING RETURN TO:

PARKS & RATLIFF, PC
620 Main Street
Klamath Falls OR 97601



03/07/2022 10:56:58 AM

Fee: \$97.00

SEND TAX STATEMENTS TO:

Criss Duncan
P.O. Box 64
Malin, OR 97632

STATUTORY WARRANTY DEED

C. MORRISON RANCH LIMITED PARTNERSHIP, a California Limited Partnership, Grantor, conveys and warrants to CRISS DUNCAN, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage; property taxes due and payable.

The true consideration for this conveyance is \$320,000.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has executed this instrument this 4th day of March, 2022.

Phillip N. Morrison
Phillip N. Morrison, Partner

Anthony Borgman
Anthony Borgman, Partner

STATE OF CALIFORNIA; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day of March, 2022, by Phillip N. Morrison.

*See attached
CA Ack*

NOTARY PUBLIC FOR CALIFORNIA
My Commission expires:

STATE OF CALIFORNIA; County of _____) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day of March, 2022, by Anthony Borgman.

NOTARY PUBLIC FOR CALIFORNIA
My Commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Butte)

On March 4, 2022 before me, Monica Sue Johnson, Notary Public,
Date Here Insert Name and Title of the Officer

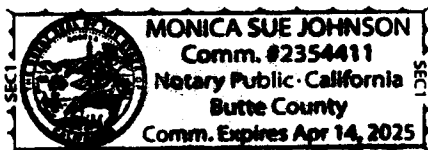
personally appeared Phillip N. Morrison
Name(s) of Signer(s)

Anthony Borgman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Signature Monica Sue Johnson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed
Document Date: 03.04.2022 Number of Pages: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Exhibit A

Parcel 1:

All that portion of the SE1/4 SW1/4 lying South of the Irrigation ditch which runs through the said forty in Section 33, Township 40 South, Range 12 East of the Willamette Meridian; SAVING AND EXCEPTING The potato cellar in the Southeast corner of said described tract, being a tract of land 36 feet North and South by 152 feet East and West; and EXCEPTING a right of way 16 feet wide to the Northwest corner of said potato cellar and along the North side of said cellar to the North and South road along the East side of said cellar for ingress and egress from other land as reserved by former owners; AND ALSO EXCEPTING part of the SE1/4 SW1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, as follows:

Beginning at a point on the East line of said SE1/4 SW1/4 of Section 33 and the center line of the irrigation ditch which runs through said SE1/4 SW1/4; thence South along said East line of said SE1/4 SW1/4 a distance of 193 feet; thence West a distance of 250 feet; thence North and parallel with the East line of said SE1/4 SW1/4 a distance of 239 feet to the center line of said irrigation ditch; thence Easterly along said center line to the point of beginning. AND FURTHER EXCEPTING, A portion of the E1/2 SW1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the E1/2 SW1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which point is 1309 feet more or less South of the middle of the County Road known as Drazil Road, formerly Turkey Hill Road, said point is also the intersection of the West line of the E1/2 SW1/4 and irrigation ditch running through said section; thence South along said West line of the E1/2 SW1/4 377 feet; thence East 692 feet more or less to the center line of irrigation ditch running through said Section 33; thence following center line of said ditch in a Northwesterly direction to the point of beginning.

TOGETHER WITH all that portion lying Southerly of the boundary line description in Boundary Line Agreement recorded March 6, 2012 as Instrument Number 2012-002393.

AND EXCEPTING THEREFROM all that portion lying Northerly of the boundary line description in Boundary Line Agreement recorded March 6, 2012 as Instrument Number 2012-002393.

Parcel 2:

That part of the E1/2 E1/2 of Section 32 and part of the W1/2 SW1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, described as beginning at the Southwest corner of the E1/2 SE1/4 of Section 32, Township 40 South, Range 12 East of the Willamette Meridian, and running thence North along the forty line a distance of 1300 feet, more or less, to a point where the center line of the East-West Canal of the Shasta View Irrigation District extended meets the forty line; thence East a distance of 65 feet, more or less, to a point on the West bank of said North-South canal of Shasta View Irrigation District; thence South along the West bank of said North-South Canal a distance of 10 feet to a point; thence easterly following the South bank of said East-West Canal, through the E1/2 SE1/4 of Section 32, and the W1/2 SW1/4 of Section 33, both in said Township 40 South, Range 12 East of the Willamette Meridian, to the Easterly line of the W1/2 SW1/4 of Section 33; thence South along the Easterly line of the W1/2 SW1/4 of Section 33 to the Township line; thence Westerly along the township line to the point of beginning, being in the E1/2 SE1/4 of Section 32 and the W1/2 SW1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian.

SAVING AND EXCEPTING a tract of land described as beginning at an iron pin on the South section line which lies West 781.5 feet from the Southeast corner of the SW1/4 SW1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian and running thence North a distance of 95 feet to an iron pin; thence North 56°35' West a distance of 961 feet to an iron pin; thence South 33°25' West a distance of 45 feet to an iron pin which lies on the East bank of the Shasta View Irrigation Canal; thence South 36°25' East along the East bank of the above mentioned canal a distance of 200.00 feet to an iron pin; thence continuing along the East bank of the above mentioned canal South 30 degrees 14' East a distance of 492.8 feet to an iron pin which lies on the Section line; thence East along the section line a distance of 460 feet, more or less, to the point of beginning, being in the SW1/4 SW1/4 of Section 33 and in the SE1/4 SE1/4 of Section 32, both Sections in Township 40 South, Range 12 East of the Willamette Meridian, said excepting being for the West Reservoir.

TOGETHER WITH all that portion lying Southerly of the boundary line description in Boundary Line Agreement recorded March 6, 2012 as Instrument Number 2012-002393.

AND EXCEPTING THEREFROM all that portion lying Northerly of the boundary line description in Boundary Line Agreement recorded March 6, 2012 as Instrument Number 2012-002393