



MTC 354310 M

**AFTER RECORDING RETURN TO:**

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

**2022-010670**

Klamath County, Oregon

09/01/2022 09:17:01 AM

Fee: \$92.00

**GRANTOR'S NAME AND ADDRESS:**

Anita J. Unruh, Trustee  
Anita J. Unruh Trust, u.t.a.d. 09-26-1985; and  
Anita J. Unruh, Trustee,  
Clark C. Unruh Trust, u.t.a.d. 09-26-1985  
c/o Lori L. Moore  
20110 Paygr Rd.  
Malin, OR 97632

**GRANTEE'S NAME AND ADDRESS:**

R&C AG, L.L.C., an Oregon Limited  
Liability Company  
30083 Pickett Road  
Malin, OR 97632

**SEND TAX STATEMENTS TO:**

R&C AG, L.L.C.  
30083 Pickett Road  
Malin, OR 97632

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That ANITA J. UNRUH, TRUSTEE OF THE ANITA J. UNRUH TRUST, u.t.a.d. 09-26-1985, as to an undivided one-half interest, and ANITA J. UNRUH, TRUSTEE OF THE CLARK C. UNRUH TRUST, u.t.a.d. 08-26-1985, as to an undivided one-half interest, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R&C AG, L.L.C., an Oregon Limited Liability Company, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of \*, State of Oregon, described as follows, to-wit:**

**See Exhibit "A" attached hereto and incorporated herein by reference.**

**TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.**

**AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.**

**The true and actual consideration paid for this transfer, stated in terms of dollars, is \$80,000.00.**

**In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.**

**IN WITNESS WHEREOF, the grantor has executed this instrument this 31 day of August, 2022; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors. .**

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.

ANITA J. UNRUH TRUST,  
u.t.a.d. 09-26-1985

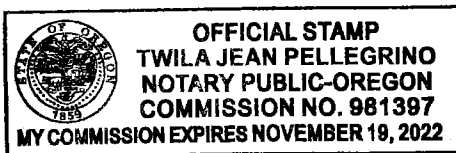
CLARK C. UNRUH TRUST,  
u.t.a.d. 09-26-1985

By: Anita J. Unruh  
Anita J. Unruh, Trustee

Anita J. Unruh  
Anita J. Unruh, Trustee

STATE OF OREGON; County of Klamath) ss.

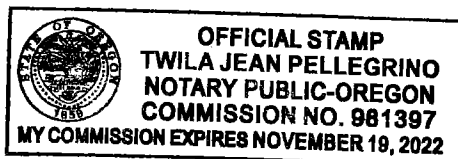
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 31 day of August, 2022, by Anita J. Unruh, Trustee of the Anita J. Unruh Trust, u.t.a.d. 09-26-1985.



Twila Jean Pellegrino  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 31 day of August, 2022, by Anita J. Unruh, Trustee of the Clark C. Unruh Trust, u.t.a.d. 09-26-1985.



Twila Jean Pellegrino  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

**EXHIBIT "A"**

Attached to and made a part of Warranty Deed  
wherein Anita J. Unruh, Trustee of the  
Anita J. Unruh Trust, u.t.a.d. 09-26-1985, as to an  
undivided one-half interest, and of the  
Anita J. Unruh Trust, u.t.a.d. 09-26-1985, as to an  
undivided one-half interest, is grantor,  
and R&C AG, L.L.C., an Oregon Limited Liability Company,  
is grantee, dated the 31 day of August, 2022

**PROPERTY DESCRIPTION**

The SE1/4 of the SE1/4 of Section 29, Township 40 South, Range 12 East  
of the Willamette Meridian.

Property ID No.: 627799

Tax Map Lot No.: 4012-02900-01200

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.