



2022-012182  
Klamath County, Oregon  
10/11/2022 03:17:02 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Terra Nostra LLC, an Oregon Limited Liability  
Company

PO Box 148

Malin, OR 97632

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

Terra Nostra LLC, an Oregon Limited Liability  
Company

PO Box 148

Malin, OR 97632

File No. 553112AM

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### STATUTORY WARRANTY DEED

**Eric N. Sturm and Carolyn R. Sturm, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Terra Nostra LLC, an Oregon 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 Attached Exhibit 'A'**


The consideration paid for the transfer is \$1,100,000.00, 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 6 day of Oct., 2022

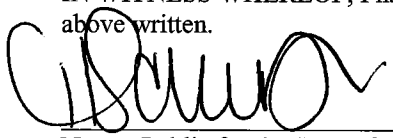
  
Eric N. Sturm

  
Carolyn R. Sturm

State of Oregon } ss  
County of Klamath }

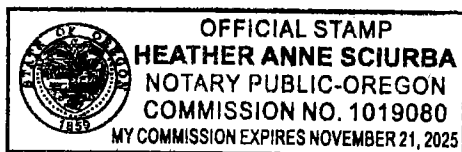
On this 6 day of Oct., 2022, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Eric N. Sturm and Carolyn R. Sturm, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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 Oregon

Residing at: Klamath

Commission Expires: ~~8/17/2022~~ Nov. 21 2025



**EXHIBIT 'A'**

File No. 553112AM

PARCEL 1:

The S1/2 NE1/4 of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING therefrom that portion conveyed to the Malin Irrigation District by Deed recorded March 27, 1948 in Volume 218, page 409, and that portion conveyed to Clarence R. Kolkow, et ux, by deed recorded February 5, 1954, in Volume 265, page 243, Deed Records of Klamath County, Oregon.

PARCEL 2:

The NW1/4 SE1/4 and that portion of the NE1/4 SE1/4 of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of the Northerly right of way line of the High-Line Canal of the Malin Irrigation District.