

UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Parker Family Ranches, LLC
4582 Freshwater Road
Williams, CA 95987

2023-000171

Klamath County, Oregon

01/09/2023 11:50:01 AM

Fee: \$122.00

AFTER RECORDING, RETURN TO:

Parker Family Ranches, LLC
4582 Freshwater Road
Williams, CA 95987

WARRANTY DEED

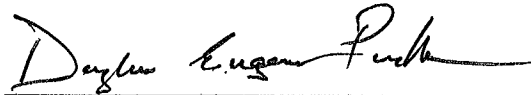
DOUGLAS EUGENE PARKER AND JUDY ANN PARKER, TRUSTEES OF THE PARKER FAMILY TRUST, DATED APRIL 18, 2007, Grantors, convey and warrant to PARKER FAMILY RANCHES, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantee, the real property located at 1930 Round Lake Road and 19847 South Poe Valley Road in Klamath County, Oregon, more particularly described on Exhibits "A" and "B" respectively, attached hereto and made a part hereof together with all of Grantors' right, title, and interest as landlord to any lease or other rental agreements pertaining to said real property.

The liability and obligations of the Grantors to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The true consideration for this conveyance is other value given.

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

DATED this 30th day of December, 2022.



DOUGLAS EUGENE PARKER,
Trustee of the Parker Family Trust dated
April 18, 2007



JUDY ANN PARKER,
Trustee of the Parker Family Trust dated
April 18, 2007

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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.

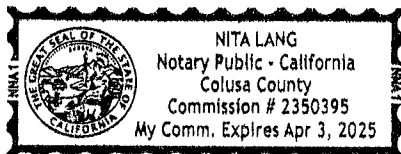
State of California }
County of Colusa }

On 12/30/2022, before me, Nita Lang, Notary

Public, personally appeared DOUGLAS EUGENE PARKER and JUDY ANN PARKER, ^{PL}~~Trustees of the PARKER FAMILY TRUST Dated April 18, 2007~~, who

proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

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



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE Nita Lang

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document:

Warranty Deed

Document Date: 12/30/2022 Number of Pages: _____

Signer(s) Other than Named Above: _____

EXHIBIT "A"

1930 ROUND LAKE ROAD, KLAMATH FALLS, OREGON:

PARCEL 1—Round Lake

Government Lot 4, Section 12, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THE FOLLOWING:

Beginning at a point on the South line of Government Lot 4 of said Section 12, said point being 246.2 feet West of the Southeast corner of said Lot and is marked by a 1 1/4" iron pipe 30 inches long; thence North 38° 30' West, a distance of 395.5 feet to a 1 1/4" iron pipe 30 inches long; thence North 13° West, a distance of 243.8 feet to a 1 1/4" iron pipe 30 inches long; thence North 39° West, a distance of 509.0 feet, to a 1 1/4" iron pipe 30 inches long; thence North 77° West, a distance of 458.00 feet, more or less, to a point on the West line of said Lot; thence South, a distance of 1042.0 feet, more or less, to the Southwest corner of said Lot; thence East a distance of 1074.0 feet, more or less, to the point of beginning, being a part of Government Lot 4, Section 12, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2—Round Lake

Parts of Government Lot 1 and 2 of Section 1, a part of the Fractional E1/2 of the E1/2 of Section 2, and parts of Government Lots 3 and 1, a part of the NW1/4 of the NW1/4 and a part of Government Lot 2, Section 12, Township 39, South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of Intersection of the East line of Government Lot 3 of said Section 12, with the meander line of Round Lake, from which point the meander corner on the East line of said Section 12 bears South 49° 56' 30" East, 1713.2 feet distant; thence Northerly along said meander line as follows:

- (1) North 59° 35' 30" West, 774.1 feet to a point;
- (2) North 47° 48' 00" West, 1313.8 feet to a point;
- (3) North 55° 04' 30" West, 986.6 feet to a point; said point being hereinafter referred to as "Point X";
- (4) North 17° 35' 00" West, 838.1 feet to the meander corner on the North line of said Section 12;
- (5) North 57° 35' 00" West, 987.1 feet to a point; said point being (5) North 57° 35' 00" West, 987.1 feet to a point; said point being hereinafter referred to as Point "Y";
- (6) North 10° 16' 30" West, 2157.3 feet to a point;
- (7) North 5° 13' 00" West, 980.3 feet to a point;
- (8) North 20° 56' 00" West, 87.0 feet to the meander corner on the West line of said Section 1;
- (9) North 23° 22' 30" West, 1701.9 feet to the meander corner on the North line of said Section 2; thence North 89° 56' 00" West, leaving said meander line, along said North section line, 32.7 feet, more or less, to the point of intersection of said North line with a parallel to and 30 feet distant Westerly from, when measured at right angles to, the last herein described

course of said meander line, said point of intersection being marked by an iron pipe 1 1/4" in outside diameter, 30 inches long and driven into the ground as are all angle points on, and the Southerly terminus of, the Westerly line of the real property hereby described so marked; thence Southerly parallel to and 30 feet distant Westerly from said meander line, as follows:

- (1) South 23° 22' 30" East, 1714.0 feet, more or less, to a point on the bisector of the re-entrant angle first on said meander line;
- (2) South 20° 56' 00" East, 82.4 feet, more or less, to a point on the bisector of the re-entrant angle next on said meander line; and
- (3) South 5° 13' 00" East, 977.4 feet, more or less, to a point on the bisector of the salient angle next on said meander line;
- (4) South 10° 16' 30" East, 429.0 feet to a point; thence South 50° 47' 00" West, leaving said parallel line, 1553.4 feet to a point; thence South 63° 53' 00" East, 1710.6 feet, more or less, to a point which is South 8° 16' 30" West, 38.9 feet from Point Y; thence South 45° 52' 30" East, 921.3 feet to a point; thence South 31° 19' 30" East, 780.5 feet, more or less, to the point of intersection of the bisector of the salient angle at Point X and a line which is parallel and 30 feet distant Westerly from when measured at right angles to, said meander line; thence Southerly parallel to and 30 feet distant Westerly from said meander line, as follows:

(1) South 55° 04' 30" East, 994.8 feet, more or less, to a point on the bisector of the re-entrant angle next on said meander line; and

(2) South 47° 48' 00" East, 1315.0 feet, more or less, to a point on the bisector of the salient angle next on said meander line; thence South 49° 35' 00" East, leaving said parallel line, 899.8 feet, more or less, to a point of the East line of Government Lot 3 of said Section 12; said point being the Southerly terminus of said Westerly line and being the Northwest corner of a tract of land in Government Lot 4 of said Section 12, conveyed by Louis W. Soukup and wife, to Weyerhaeuser Timber Company by a deed dated October 7, 1953, recorded in Deed Volume 264 at page 617, Records of Klamath County, Oregon; thence North 00° 07' 00" East, along said East lot line, 216.00 feet, more or less, to the point of beginning. EXCEPTING AND RESERVING from the above described property, the following portions thereof:

A portion of Government Lots 1 and 2 of Section 1 and the E1/2 of the SE1/4 of Section 2, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the meander corner on the South line of Section 1, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 55° 51' West along the meander line through said Section 1, a distance of 953.02 feet to a 1 1/4" iron pipe 30" long which is the true point of beginning; thence North 9° 35' West continuing along said meander line a distance of 1715.03 feet to a 1 1/4" iron pipe 30" long which is 1486.71 feet South 7° 04' East of the meander corner between said Sections 1 and 2; thence south 47° 38' West 1505.82 feet to a 1 1/4" iron pipe 30"; thence South 64° 11' East a distance of 1553.10 feet, more or less, to the true point of beginning.

PARCEL 3—Round Lake

Beginning at a point on the East line of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which bears South 0° 35' 57" East a distance of 1154.42 feet from the Northeast corner of said Section 7; thence South 89° 28' 55" West 1279.11 feet

Exhibit "A" – Legal Description – 1930 Round Lake Road, Klamath Falls

to the Northwest corner of parcel described in Volume M79, page 15948, Deed Records of Klamath County, Oregon, and the true point of beginning of this description; thence South 0° 11' 38" East 330.01 feet to the Southwest corner of said parcel; thence South 89° 28' 55" West 38.56 feet to the West line of the E1/2 of the NE1/4 of said Section 7; thence North along said West line 330.01 feet to a point; thence North 89° 28' 55" East 40.89 feet to the point of beginning.

The West 50 feet of the N1/2 of the S1/2 of the NE1/4 of the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

That portion of the North 157.15 feet of the S1/2 of the S1/2 of the NE1/4 of the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying West of the property conveyed by deed recorded July 5, 1979 in Volume M79, page 15956, Microfilm Records of Klamath County, Oregon.

PARCEL 4—Round Lake

Government Lots 3 and 4 of Section 35; S1/2 SW1/4, SW1/4 SE1/4, Government Lots 7 and 8 in Section 36; all in Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM, a portion of Government Lots 3 and 4, Section 35, Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Round Lake Meander Line angle point number one, which is North 22° 49' 23" West, 1593.30 feet from the Meander Corner common to Section 35, Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and Section 2, Township 39 South, Range 7 East of the Willamette Meridian; thence South 22° 49' 23" East along said Meander Line, 248.86 feet; thence North 17° 40' 31" West, 64.62 feet; thence North 04° 33' 21" West, 199.74 feet to a point on said Meander Line; thence South 62° 51' 25" West along said Meander Line, 68.60 feet to the point of beginning.

PARCEL 5—Round Lake

The NE 1/4 SW 1/4, Government Lots 2, 3, and 5, in Section 31, Township 38, South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING AND RESERVING THEREFROM part of the NE 1/4 SW 1/4 and of Government Lots 2 and 3 of said Township, Range and Section, more particularly described as follows:

Beginning at the quarter corner of the West line of said Section 31; thence South along said West line a distance of 676.0 feet to a 1 1/4 inch iron pipe 30 inches long; thence South 67° East, a distance of 1169.0 feet to a 1 1/4 inch iron pipe 30 inches long; thence South 50° East, a distance of 969.0 feet to a 1 1/4 inch iron pipe 30 inches long; thence South 27° East, a distance of 927.0 feet, more or less, to a point on the South line of said Section, which point is marked by a 1 1/4 inch iron pipe 30 inches long; thence East along said South line, a distance of 379.0 feet, more or less, to the South quarter corner of said Section 31; thence North along the North and South center line of said Section 31, a distance of 2640.0 feet, more or less, to the center line of said Section; thence West along the East and West center of said Section, a distance of 2640.0 feet, more or less to the point of beginning.

PARCEL 6—Round Lake

SW1/4 SE1/4 NE1/4, W1/2 NW1/4, NW1/4 SW1/4, W1/2 NE1/4 SE1/4, W1/2 SE1/4 NE1/4 SE1/4, W1/2 E1/2 SE1/4 NE1/4 SE1/4, N1/2 N1/2 N1/2 SE1/4 SE1/4, Government Lots 1, 2, 3, 6 and 7 of Section 6; all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM, the Eastern 850 feet of fractional Government Lot 1, Section 6, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East 1/16 corner of Section 6, Township 39 South, Range 8 East of the Willamette Meridian as located on Klamath County Survey No. 3141; thence South 89° 09' 39" West, 850.0 feet; thence South 00° 03' 47" East of the Willamette Meridian, 1247.657 feet; thence North 89° 22' 55" East, 850.0 feet; thence North 00° 03' 53" West, 1250.937 feet to the point of beginning.

PARCEL 7—Round Lake

A portion of Government Lots 3 and 4 of Section 36, Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Commencing at the East quarter corner of said Section 36; thence South along the East line of said Section, 676.0 feet to a 1 1/4 inch iron pipe 30 inches long, which is the true point of beginning; thence South 75° 32' West, a distance of 820.13 feet to a 1 1/4 inch iron pipe 30 inches long; thence North 79° 54' West, a distance of 647.74 feet to a 1 1/4 inch iron pipe 30 inches long; thence North 64° 25' West, a distance of 692.67 feet to a 1 1/4 inch iron pipe 30 inches long; thence North 57° 56' West, a distance of 530.90 feet to a 1 1/4 inch iron pipe 30 inches long; thence North 77° 24' West, a distance of 169.01 feet more or less to a point on the West line of Lot 3, said point being marked by a 1 1/4 inch iron pipe 30 inches long; thence South along said West line, a distance of 284.04 feet, more or less to an intersection with the meander line, said point being marked by a 1 1/4 iron pipe 30 inches long; thence South 73° 21' East, along said meander line, a distance of 2786.44 feet, more or less, to the meander corner on the East line of said Section 36; thence North along said East line, a distance of 555.66 feet, more or less, to the true point of beginning.

PARCEL 8—Round Lake

Government Lots 5 and 6 in Section 36, Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 9—Round Lake

(A) That portion of Section 31, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of said Section 31, lying South and Westerly of the Southwesterly line of Government Lot 3, East of the East line of Government Lot 5, and North of the South line of said Section 31.

(B) That portion of Section 6, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

That portion of said Section 6, lying South of the North line of said Section 6, West of the Westerly line of Government Lot 1, North of the North line of Government Lot 7 and East of the East line of the NW1/4 NW1/4 of said Section 6.

PARCEL 10— Round Lake

A portion of Government Lot 2, Section 35, Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Round Lake Meander Corner common to Section 35, Township 38 South, Range 7 East of the Willamette Meridian and Section 2, Township 39 South, Range 7 East of the Willamette Meridian; thence North 22° 49' 23" West along Round Lake Meander Line, 1344.44 feet; thence South 17° 40' 31" East, 120.73 feet; thence South 19° 37' 20" East, 185.878 feet; thence South 21° 59' 03" East, 125.58 feet; thence South 28° 01' 55" East, 261.442 feet; thence South 20° 46' 05" East, 82.846 feet; thence South 11° 09' 11" East, 346.271 feet; thence South 15° 06' 27" East, 102.59 feet; thence South 56° 31' 37" East, 155.20 feet to the point of beginning.

PARCEL 11— Round Lake

A portion of Government Lots 1 and 2, Section 36, Township 38 South, Range 7 East and Lot 1, Section 35, Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Round Lake Meander Line, which is North 73° 07' 15" West, 2803.186 feet from the Meander Corner common to Section 36, Township 38 South, Range 7 East of the Willamette Meridian, and Section 31, Township 38 South, Range 8 East of the Willamette Meridian; thence North 73° 07' 15" West along said Meander Line, 1826.137 feet; thence South 62° 50' 27" West along said Meander Line, 1060.662 feet to the West line of said Section 36; thence South 62° 51' 25" West along said Meander Line, 1389.60 feet; thence North 04° 33' 21" West, 109.76 feet; thence North 14° 34' 05" East, 112.153 feet; thence North 35° 56' 03" East, 325.695 feet; thence North 50° 21' 21" East, 508.430 feet; thence North 59° 54' 31" East, 413.479 feet; thence North 70° 29' 37" East, 294.126 feet to a point on the East line of said Section 35; thence North 70° 29' 37" East, 42.96 feet; thence North 80° 19' 58" East, 765.797 feet; thence South 81° 49' 58" East, 203.082 feet; thence South 81° 43' 02" East, 280.351 feet; thence South 60° 18' 51" East, 194.825 feet; thence South 71° 42' 17" East, 141.931 feet; thence South 78° 42' 11" East, 758.094 feet; thence South 88° 08' 42" East, 227.595 feet; thence South 82° 32' 02" East, 57.118 feet; thence South 69° 20' 53" East, 87.05 feet; thence South 00° 00' 00", 263.71 feet to the point of beginning.

TOGETHER WITH a perpetual non-exclusive easement 30 feet in width for access over an existing road located in Section 6, Township 39 South, Range 8 East of the Willamette Meridian, as described in easement recorded July 7, 1980 in Volume M80, page 12439, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH an easement 50 feet in width for right of way for pumping plant and ditch, and for ingress and egress for repair and maintenance of same, along the Northerly line of Lots 4 and 5 and the SW1/4 SW1/4 of Section 6, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 12— Round Lake

The SW1/4 SW1/4 and Government Lots 4 and 5, Section 6, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 13 — Round Lake

The NW1/4 of the NW1/4 and Government Lot 6 and Government Lot 1 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THE FOLLOWING:

Beginning at the Southeast corner of said parcel from which the Southeast corner of the North half of said Section 7, bears South 43° 53' 53" East, 1866.65 feet; thence South 89° 48' 22" West 820.00 feet; thence North 00° 11' 38" West, 810.00 feet; thence North 89° 48' 22" East 820.00 feet; thence South 00° 11' 38" East, 810.00 feet to the point of beginning.

EXHIBIT "B"

19847 SOUTH POE VALLEY ROAD, KLAMATH FALLS, OREGON

PARCEL 1 – South Poe Valley Road:

That portion of Government Lot 5, Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon lying Southerly of the new channel of Lost River taken by the United States by the United States of America in Federal Court Civil Case No. 4309, and the description of which is set forth in Klamath County Deed Book 232, page 156 and lying Westerly of the following described tract of land conveyed to Klamath Basin Improvement District.

A portion of Lot 5, Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, 80 feet wide extending between the Southeast line of Lost River and the Northwest line of Klamath Irrigation District "F" Canal, and lying 40 feet on each side of the following described line:

Beginning at a point on the Northwesterly right of way line of the Klamath Irrigation District "F" Canal, opposite centerline Station 220+09.0 from whence the Southwest corner of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, bears the following courses South 32°14" East 44.0 feet; thence West 1022.3 feet; thence from said point of beginning North 32°14' West 555 feet, more or less to the Southerly shore line of Lost River

PARCEL 2 – South Poe Valley Road:

Parcels 1, 2 and 3 of Land Partition 24-93, filed April 14, 1995 in the office of the County Clerk of Klamath County, Oregon, situated in Sections 20, 21, 28 and 29, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.