

WHEN RECORDED RETURN TO:
Paul and Alysha Crawford
P.O. Box 45
Malin, OR 97632

2023-000467

Klamath County, Oregon

01/23/2023 02:29:02 PM

Fee: \$97.00

AND MAIL TAX STATEMENTS TO:
Paul and Alysha Crawford
P.O. Box 45
Malin, OR 97632

SPECIAL WARRANTY DEED

DAVID B. OXLEY, TRUSTEE of the DAVID AND MARGANNE OXLEY TRUST DATED MAY 16, 2011, ("Grantor"), conveys and specially warrants to PAUL ROBERT CRAWFORD and ALYSHA DAWN CRAWFORD, as tenants by the entirety (together, "Grantee"), the real property situated in Klamath County, Oregon and described in Exhibit A attached hereto and by this reference incorporated herein (the "Property"), free of encumbrances created or suffered by the Grantor except as set forth herein.

The Property is conveyed by Grantor and accepted by SUBJECT TO, and excepting and excluding from the covenants and warranties described herein and in ORS 93.85, the matters set forth on attached Exhibit B.

The true consideration for this conveyance is \$1,720,000.00.

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 as of January 23, 2023.

[Signature and notary acknowledgment on following page]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the date set forth above.

GRANTOR:

DAVID B. OXLEY, TRUSTEE of the DAVID AND
MARGANNE OXLEY TRUST DATED MAY 16,
2011

By: *David B. Oxley*
Name: David B. Oxley
Title: Trustee

STATE OF TEXAS)
COUNTY OF *Angelina*) ss.

The foregoing instrument was acknowledged before me this *24* day of January, 2023, by David B. Oxley, an individual known to me, in his capacity as Trustee of the DAVID AND MARGANNE OXLEY TRUST DATED MAY 16, 2011.

(Personalized Seal)

Anita Dixon
Notary Public for Texas

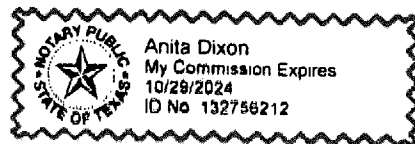


Exhibit A
Property

Real Property situated in the County of Klamath, State of Oregon, and described as follows.

Unsurveyed Parcel 1 of Land Partition 36-08, being a replat of a portion of Parcel B of Minor Land Partition 81-106, situated in the NE1/4 of Section 3, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon, together with property situated in the N1/2 of Section 2, Township 40 South, Range 11 East, Willamette Meridian, filed February 5, 2009 in 2009-001359, Microfilm Records of Klamath County, Oregon., being more particularly described as follows:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 2, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 2 BEARS N89°49'50"W 345.39 FEET; THENCE S00°10'10"W 57.05 FEET; THENCE S40°38'04"W 45.69 FEET; THENCE S00°36'01"E 330.50 FEET; THENCE S02°16'52"E 602.74 FEET; THENCE S02°20'30"E 932.21 FEET; THENCE S01°05'48"E 249.55 FEET; THENCE WEST 1714.48 FEET, MORE OR LESS, TO THE WEST LINE OF SAID GOVERNMENT LOT 8; THENCE SOUTH, ALONG THE SAID WEST LINE, 520 FEET, MORE OR LESS, TO A POINT 22.2 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 8; THENCE EAST ON A LINE 22.2 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINES OF GOVERNMENT LOT 8 IN SECTION 3 AND GOVERNMENT LOT 5 IN SECTION 2, 2619 FEET, MORE OR LESS; THENCE S01°40'00"E 87.2 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY BOUNDARY OF PARCEL 3 OF BOOK M72 PAGE 7365 OF THE KLAMATH COUNTY DEED RECORDS; THENCE N88°45'E, ALONG THE SAID SOUTHERLY BOUNDARY, 37 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF BOOK 357 PAGE 339 OF THE KLAMATH COUNTY DEED RECORDS, SAID POINT BEING ON THE WEST LINE OF SAID GOVERNMENT LOT 11; THENCE SOUTH, ALONG THE SAID WEST LINE, 639 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE N1/2 OF SAID GOVERNMENT LOT 11; THENCE EAST, ALONG THE SAID SOUTH LINE, 1308 FEET, MORE OR LESS, TO THE WEST LINE OF SAID GOVERNMENT LOT 10; THENCE SOUTH 679 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 10; THENCE EAST 1307 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 10; THENCE NORTH 2721 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE EAST 1311 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE N00°08'10"E 1418 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE, ALONG THE NORTH LINE OF SAID SECTION 2 THE FOLLOWING COURSES, N89°50'48"W 1080.74 FEET, N89°50'36"W 1547.00 FEET, N89°50'26"W 1103.65 FEET AND N89°49'50"W 1178.71 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, ANY PORTION OF THE USBR IRRIGATION LATERAL OWNERSHIP.

BEARINGS ARE BASED ON THE PLAT OF SAID "LAND PARTITION 36-08" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK AND RECORDED IN INSTRUMENT NO. 2009-001359

Exhibit B
Exceptions to Title

1. Current and subsequent real estate taxes, assessments and other governmental charges, a lien not yet due and payable.
2. All land use (including environmental and wetlands), building, forestry, and zoning laws, rules, regulations, codes and ordinances affecting the Property.
3. Any rights of the United States of America, of the State of Oregon or any other parties whatsoever, in the use and continuous flow of any brooks, streams or other natural water courses or water bodies within, crossing or abutting the Property, including, without limitation, riparian rights and navigational servitudes, or to the beds and banks of such water courses below the ordinary high-water mark thereof.
4. All existing public streets and roads.
5. All cemeteries and burial grounds.
6. All water districts, water rights, restrictions or reservations outstanding in third parties.
7. All outstanding mineral rights or reservations and oil, gas or mineral leases.
8. All matters affecting title to the Property that would be disclosed by a thorough physical inspection or accurate survey of the Property.
9. Native American treaty or aboriginal rights, including easements and equitable servitudes.
10. Possible additional taxes and penalties that may be assessed if the Property is disqualified for assessment on the basis of farmland or forestland use.
11. Lack of legal access to all or any portion of the Property.
12. Non-exclusive easements, rights of way, and other matters not inconsistent with the use of the Real Property as commercial agricultural land.
13. Liens or encumbrances affecting the Property created or suffered by Grantee.
14. All liens, encumbrances, easements, leases, covenants, conditions and restrictions of record that affect the Property.
15. Any other matters of record that affect the Property.