



2023-000469  
Klamath County, Oregon  
01/23/2023 03:22:01 PM  
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Guthrie Farms, an Oregon limited liability company  
PO Box 574  
Merrill, OR 97633

Until a change is requested all tax statements shall be  
sent to the following address:  
Guthrie Farms, an Oregon limited liability company  
PO Box 574  
Merrill, OR 97633  
File No. 566622AM

STATUTORY WARRANTY DEED

Michael A. Moore, Patrick V. Moore and Lane Moore,  
Grantor(s), hereby convey and warrant to

Guthrie Farms, 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 true and actual consideration for this conveyance is \$1,200,000.00.  
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.

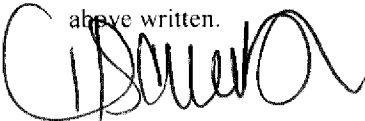
Dated this 19 day of Jan, 2023

  
Lane Moore

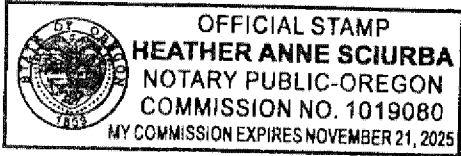
Michael A. Moore  
  
Patrick V. Moore

State of OR } ss  
County of Klamath }

On this 19 day of January, 2023, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Lane Moore, 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.

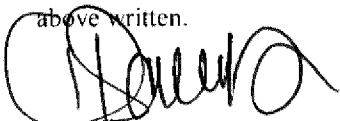


Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: Nov. 21, 2025

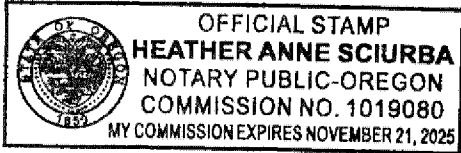


State of OR } ss  
County of Klamath }

On this 19 day of January, 2023, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Patrick V. Moore, 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 Falls OR  
Commission Expires: Nov. 21, 2025



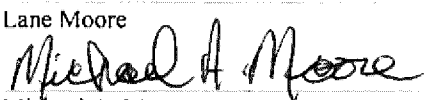
State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of January, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared \_\_\_\_\_, 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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 19 day of January, 2023

Lane Moore  
  
Michael A. Moore

Patrick V. Moore

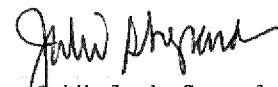
State of } ss  
County of }

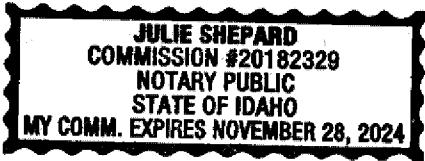
On this day of January, 2023, before me, a Notary Public in and for said state, personally appeared, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of  
Residing at:  
Commission Expires:

State of Idaho } ss  
County of Benewah }

On this 19 day of January, 2023, before me, Julie Shepard a Notary Public in and for said state, personally appeared Michael A. Moore, 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 Idaho  
Residing at: Coeur d'Alene ID  
Commission Expires: November 28, 2024



State of } ss  
County of }

On this day of January, 2023, before me, a Notary Public in and for said state, personally appeared, 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  
Residing at:  
Commission Expires:

**EXHIBIT 'A'**

Parcel One:

The NW1/4, E1/2 of the SW1/4, SW1/4 of the SW1/4 of Section 30, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel Two:

A tract of land located in the N1/2 of the NE1/4 of Section 36, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the quarter-section corner common to Sections 25 and 36, Township 40 South, Range 9 East of the Willamette Meridian, said corner being monumented by the U.S.G.S. brass cap on a rock; thence South 16°58' East a distance of 1382.5 feet; thence East a distance of 2230.0 feet; thence North a distance of 1320.0 feet to an old fence line; thence West a distance of 2640.0 feet more or less to the point of beginning.

Parcel Three:

All that part of the W1/2 of the NW1/4 of the SW1/4, Section 18, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the US Government Reclamation drainage canal; the W1/2 of the SW1/4 of the SW1/4, said Section 18.

Parcel Four:

The W1/2 of the W1/2, SE1/4 of the SW1/4, SW1/4 of the SE1/4, Section 19, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to Stephen L. Plowman and H. Frances Plowman, husband and wife by Warranty Deed recorded October 15, 1975 in Instrument M75, page 12775, Microfilm Records of Klamath County, Oregon.

Parcel Five:

The NW1/4 of the SW1/4, Section 30, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel Six:

The SW1/4 of the SE1/4, SE1/4 of the SE1/4, Section 13, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the United States by Deed recorded October 20, 1908 in Volume 25, page 162, Records of Klamath County, Oregon.

Parcel Seven:

The NE1/4 and the SE1/4 Section 24; NE1/4 Section 25; SE1/4 of the SW1/4 and the SE1/4 Section 25, Township 40 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM a tract of land located in the SE1/4 of the SW1/4 Section 25, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

Beginning at the quarter section corner common to Sections 25 and 36, Township 40 South, Range 9 East of the Willamette Meridian, said corner being monumented by a U.S.G.S. brass cap on a rock; thence North 45° West a distance of 1866.8 feet; thence South a distance of 1320.0 feet; thence East a distance of 1320.0 feet more or less to the point of beginning.