



2023-001466
Klamath County, Oregon
03/03/2023 11:54:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Denis P. Hickey & Jesse D. Hickey LLC

PO Box 358

Merrill, OR 97633

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

Denis P. Hickey & Jesse D. Hickey LLC

PO Box 358

Merrill, OR 97633

File No. 579272AM

STATUTORY WARRANTY DEED

Denny Paschke,

Grantor(s), hereby convey and warrant to

Denis P. Hickey & Jesse D. Hickey 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL
DESCRIPTION.**

The true and actual consideration for this conveyance is \$1,500,000.00.

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 1st day of March, 2023

Denny Paschke
Denny Paschke

State of OR } ss
County of Benton

On this 1 day of March, 2023, before me, Caryn Davenport a Notary Public in and for said state, personally appeared Denny Paschke, 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.

Caryn Davenport
Notary Public for the State of OR
Residing at: Albany
Commission Expires: 12/5/23

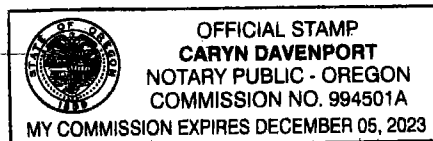


EXHIBIT "A"

579272AM

PARCEL 1:

UNSURVED PARCEL 1 OF LAND PARTITION 43-20, SITUATE IN THE SE1/4 OF SECTION 36, TOWNSHIP 40 SOUTH, RANGE 10 EAST, AND THE NORTH ½ OF THE NE1/4 OF SECTION 1 TOWNSHIP 41 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, RECORDED JULY 22 2021 AS INSTRUMENT NO. 2021-011279, KLAMATH COUNTY RECORDS:

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTION 36, SAID TOWNSHIP AND RANGE, SECTION 31, TOWNSHIP 40 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, SECTION 1, TOWNSHIP 41 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, AND SECTION 6, TOWNSHIP 41 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN; THENCE SOUTH 89°46'29" WEST A DISTANCE OF 611.68 FEET; THENCE NORTH 00°06'18" WEST A DISTANCE OF 614.70 FEET; THENCE SOUTH 89°53'42" WEST A DISTANCE OF 837.05 FEET; THENCE SOUTH 00°06'18" EAST A DISTANCE OF 616.45 FEET; THENCE SOUTH 89°46'29" WEST A DISTANCE OF 1191.26 FEET; THENCE NORTH 00°10'12" EAST A DISTANCE OF 2651.64 FEET; THENCE NORTH 89°47'39" EAST A DISTANCE OF 2643.43 FEET; THENCE SOUTH 00°14'40" WEST A DISTANCE OF 2650.76 FEET, TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS KLAMATH COUNTY SURVEY 8523.

PARCEL 2:

UNSURVED PARCEL 3 OF LAND PARTITION 43-20, SITUATE IN THE SE1/4 OF SECTION 36, TOWNSHIP 40 SOUTH, RANGE 10 EAST, AND THE NORTH ½ OF THE NE1/4 OF SECTION 1 TOWNSHIP 41 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, RECORDED JULY 22 2021 AS INSTRUMENT NO. 2021-011279, KLAMATH COUNTY RECORDS:

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE N1/2 OF THE NE1/4 OF SECTION 1, TOWNSHIP 41 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS KLAMATH COUNTY SURVEY 8523.

PARCEL 3:

THE SE1/4 OF THE NE1/4 AND THAT PORTION OF THE N1/2 OF THE SW1/4 OF THE NE1/4 LYING NORTHERLY OF THE KLAMATH IRRIGATION DISTRICT CANAL IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED OCTOBER 13, 1908 IN VOLUME 25 AT PAGE 135, KLAMATH COUNTY DEED RECORDS.