



THIS SPACE RESERVED FOR

2023-002551

Klamath County, Oregon

04/07/2023 04:12:02 PM

Fee: \$92.00

After recording return to:

Jesse D. Hickey Farms, LLC

PO Box 358

Merrill, OR 97633

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

Jesse D. Hickey Farms, LLC

PO Box 358

Merrill, OR 97633

File No. 579633AM

STATUTORY WARRANTY DEED

Robert Wayne Meek,

Grantor(s), hereby convey and warrant to

Jesse D. Hickey Farms, 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.

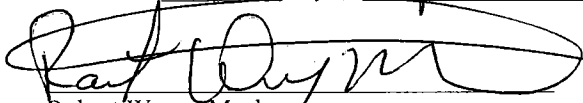
RESERVING UNTO THE GRANTOR HEREIN A LIFE ESTATE.

The true and actual consideration for this conveyance is \$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 6 day of April, 2023


Robert Wayne Meek

State of Oregon } ss
County of Klamath }

On this 6 day of April, 2023, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Robert Wayne Meek, 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 County, Oregon
Commission Expires: 10-27-2026

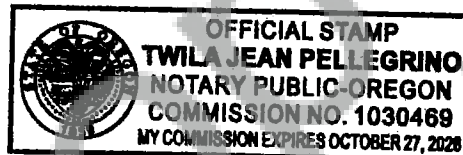


EXHIBIT "A"

579633AM

PARCEL 1:

A parcel of land situated in Government Lot 12 of Section 12, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Northwest corner of said Section 12; thence South 00°01'03" East along the West line of said Section 12, 3,847.34 feet to a Brass Cap monument marking the Southwest corner of said Lot 12; thence North 74°36'46" East along the South line of said Lot 12, 41.48 feet to a fence marking the Easterly right-of-way line of Gaines Road, a county road and the point of beginning for this description; thence continuing North 74°36'46" East along said Lot South line, 1,073.72 feet; thence West, 1035.31 feet to a 5/8 inch iron pin in said right-of-way fence; thence South 00°01'03" East along said right-of-way line, 284.90 feet to the point of beginning.

PARCEL 2:

Government Lots 16 and 17 in Section 12, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in Section 12, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Northwest corner of said Section 12; thence South 00°01'03" East along the West line of said Section 12, 3,847.34 feet to a brass cap monument marking the Southwest corner of said Government Lot 12; thence North 74°36'46" East along the South line of said Government Lot 12, 41.48 feet to a fence marking the Easterly right of way line of Gaines Road, a county road; thence continuing North 74°36'46" East along said Lot South line, 1,073.72 feet and the point of beginning for this description; thence North 63°03'00" East, a distance of 605.40 feet, to a brass cap; thence North 75°24'00" East, a distance of 233.97 feet to the United States Bureau of Reclamation right of way; thence South 00°52'59" West, to a set 5/8" x 30" iron pin; thence West 786.52 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of Government Lot 16 lying Northerly and Easterly of the centerline of the U.S.B.R. No. 10-E-2 Drain in Section 12, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, as evidenced by Property Line Adjustment 12-96 approved April 8, 1996 on file in the office of the Klamath County Engineer's Office.

PARCEL 3:

Government Lots 18 and 19 in Section 12, Township 41 South, Range 11 East of the Willamette Meridian Klamath County, Oregon.

EXCEPTING THEREFROM that portion deeded to the Great Northern Railway Company in Volume 95, page 253, Deed Records of Klamath County, Oregon