

2023-003360

Klamath County, Oregon

05/03/2023 09:47:01 AM

Fee: \$92.00

AFTER RECORDING,
RETURN TO:

Mari Bailey
Mari Bailey, Lawyer
2985 River Road S.
Salem, OR 97302

Consideration: Inheritance

Send Tax Statements To: MICHAEL W. RABE
45955 Mountain View Ave.
Palm Desert, CA 92260

Grantors' address: James D. Rabe, Trustee
16823 Wight Ln., Lake Oswego, OR 97035
Jon R. Summers, Trustee
13074 Knaus Rd., Lake Oswego, OR 97134

Grantee's address: Michael W. Rabe, 45955 Mountain View Ave., Palm Desert, CA 92260

DEED

RABE'S VALLEY FRUIT & PRODUCE, LLC, an Oregon limited liability company, in which JAMES D. RABE and JON R. SUMMERS as Trustees of THE JAMES RABE FAMILY TRUST under Agreement dated November 3, 2009, is the sole member, as Grantor, conveys to

MICHAEL W. RABE, as Grantee, the following described real property located in Klamath County, Oregon:

See Exhibit A attached hereto and incorporated in this instrument by this reference.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has the right to convey the property, that the property is free from encumbrances except those which are a matter of public record as of the date of this deed, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

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, AND 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 April 19, 2023.

RABE'S VALLEY FRUIT & PRODUCE,
LLC an Oregon limited liability company.


James D. Rabe, Trustee

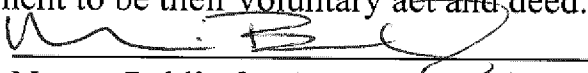

Jon R. Summers, Trustee

GRANTOR

Marion County, Oregon - ss.

On this 19th day of APRIL, 2023, personally appeared JAMES D. RABE and JON R. SUMMERS as Trustees of The JAMES RABE FAMILY TRUST acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:


Notary Public for Oregon
My Commission Expires: 3/27/27

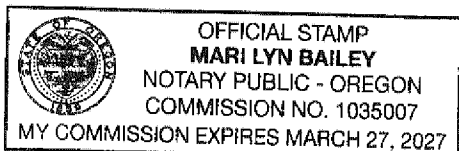


EXHIBIT A

The N1/2 of NE1/4 of NW1/4 of Section 17, Township 24 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon, EXCEPT a strip of land not exceeding 60 feet in width commencing at the West line of the meadow at its intersection with the South quarter line of the Northwest quarter of said Section 17 and running thence Northeasterly by the most practical route to the North line of said Section 17, it being the intention that said strip of land last above mentioned shall be the easement of right of way for a log railroad constructed over and upon that part of the Northwest quarter of said Section 17 which lies West of the Deschutes River and East of the tract described as follows:

Commencing at the Northwest corner of Section 17, in Township 24 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and running thence East 1,320 feet; thence South 875 feet; thence South 28 degrees 26' West 811 feet; thence South 28 degrees 49' West 373 feet; thence South 44 degrees 18' West 640 feet; thence South 39 degrees 31' West 316 feet to the quarter corner of the West line of said Section 17; thence North 0 degrees 49' West along the West line of said Section 17, 2,640 feet, more or less, to the point of beginning.