

Returned at Counter

After recording return to:
Don Purio Development Company LLC
2744 Homedale Rd.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Don Purio Development Company LLC
2744 Homedale Rd.
Klamath Falls, OR 97603

2023-004343

Klamath County, Oregon



00315539202300043430030039

06/07/2023 11:26:38 AM

Fee: \$92.00

STATUTORY WARRANTY DEED

J Double D Enterprises, LLC, an Oregon Limited Liability Company

Grantor(s), hereby convey and warrant to

Don Purio Development Company LLC, A 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 by this reference

The true and actual consideration for this conveyance is **\$ other than \$**

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 6th day of June, 2023

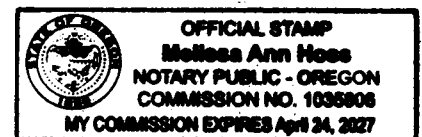
J Double D Enterprises, LLC

Don Purio, Member

Daniel N Martin, Member

Jackie L Martin, Member

State of Oregon
County of Klamath
This instrument was acknowledged before me on June 6th, 2023
by Don Purio, Daniel N Martin, Jackie L Martin
as Members
of J Double D Enterprises, LLC, an Oregon Limited Liability Company



Melissa Ann Hoss
(Notary Public for Oregon)
My commission expires April 24, 2027

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land in Sections 27, 28, 33 and 34 all in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Section 27:SW1/4 SW1/4 SW1/4, SW1/4 SE1/4 SW1/4 SW1/4, SW1/4 NW1/4 SW1/4 SW1/4
Section 28:SE1/4 SE1/4
Section 33:NE1/4 NE1/4
Section 34:NW1/4 NW1/4

PARCEL 2:

A tract of Land in Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Section 28:NE1/4 SW1/4, SE1/4 SW1/4, SW1/4 SE1/4

PARCEL 3:

The N1/2 of the NW1/4 and the NW1/4 of the NE1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situate in Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe in the fence line along the East 1/16th line of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Northwest corner of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, bears North 75° 10' 43" West 4119.43 feet distant; thence along a fence line North 41° 10' West 506.87 feet; thence South 89° 14' 20" West 1796.60 feet; thence South 10° 50' West 342.55 feet; thence South 0° 47' East 290.60 feet; thence South 89° 13' West 1292.76 feet; thence South 18° 59' East 640.20 feet; thence South 40° 11' East 387.80 feet; thence South 27° 58' 20" East 704.35 feet; thence South 82° 57' 20" East 831.95 feet; thence South 32° 08' 20" East 633.45 feet; thence South 70° 52' 40" East 384.80 feet; thence South 20° 04' 40" East 363.00 feet, more or less, to the South 1/16th line of said Section 33; thence along said South 1/16th line South 89° 48' 40" East 1052.00 feet to the fence line along the East 1/16th line of said Section 33; thence North 0° 10' West along said fence line 2918.68 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land situated in the NW1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 33, said point being South 00° 13' 13" East 60.00 feet from the Northwest corner of said Section 33; thence along the section line South 00° 13' 13" East 1286.72 feet to the Northwest corner of that tract of land described in Book M78, page 29042, Microfilm Records of Klamath County, Oregon; thence North 88° 59' 47" East 498.68 feet to the 3/8 inch iron pipe as described in said M78, page 29042; thence generally following along an existing fence line and along the Northerly and Westerly lines of that tract of land described in Book M74, page 9920, Microfilm Records of Klamath County, Oregon. (and also shown by recorded Survey No. 973, as recorded in the office of the Klamath County Surveyor), North 89° 11' 30" East 1293.09 feet (1292.76 by deed) to a fence corner post, North 00° 55' 21" West (North 0° 47' West by deed) 244.13 feet to a 1/2 inch iron pipe, North 10° 41' 39" East 342.07 feet (North 10° 50' East 342.55 feet by deed) to a 1/2 inch iron pipe; thence North 448.37 feet; thence along the arc of a curve to the right, (radius point bears North 20° 08' 19" East 330.00 feet, central angle equals 27° 58' 36") 161.33 feet; thence along the arc of a curve to the left (radius point bears South 48° 06' 55" West 270.00 feet, central

angle equals $23^{\circ} 06' 55''$) 108.93 feet; thence North $65^{\circ} 00' 00''$ West 133.66 feet; thence along the arc of a curve to the left, (radius equals 270.00 feet, central angle equals $25^{\circ} 11' 16''$) 118.70 feet to the point that is 60.00 feet Southerly of, when measured at right angles to the North line of said Section 33; thence South $89^{\circ} 48' 44''$ West 1400.97 feet to the point of beginning, with bearings based on recorded Survey No. 3028, as recorded in said Klamath County Surveyor's office.

ALSO EXCEPTING THEREFROM the C-4K lateral deeded to the U.S.B.R. and lands adjacent to said lateral deeded to Klamath Irrigation District by Book M77, page 23806 and M78, page 29044, Deed Records of Klamath County, Oregon