



2023-006560

Klamath County, Oregon

08/02/2023 02:49:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Shasta Seed Farm, an Oregon General Partnership and  
T&W Land Holding LLC, an Oregon Limited Liability  
Company

PO Box 830

Merrill, OR 97633

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

Shasta Seed Farm, an Oregon General Partnership and  
T&W Land Holding LLC, an Oregon Limited Liability  
Company

PO Box 830

Merrill, OR 97633

File No. 590882AM

### STATUTORY WARRANTY DEED

**Mark Elworthy, Trustee of the Mark Elworthy Revocable Living Trust, as to an undivided one-half interest, and Bert Elworthy and Sheila Elworthy, Trustees of the Elworthy Trust dated February 10, 2005, as to an undivided one-half interest,**

Grantor(s), hereby convey and warrant to

**Shasta Seed Farm, an Oregon General Partnership and T&W Land Holding 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:

#### PARCEL 1:

**Parcel 2 Land Partition 22-17, a replat of Lots 1 and 2 of Land Partition 2-90 in Sections 23-27, 34-36 Township 40 South, Range 8 East, Section 19, 30 and 31, Township 40 South, Range 9 East Sections 1-4, 10-14 Township 41 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and recorded May 11, 2018 as Instrument No. 2018-005816, Klamath County, Records.**

The true and actual consideration for this conveyance is \$7,000,000.00 PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

*2023-2024 Real Property Taxes, a lien not yet due and payable*

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 31 day of July, 2023

Elworthy Trust dated February 10, 2005

By: [Signature]  
Bert Elworthy, Trustee

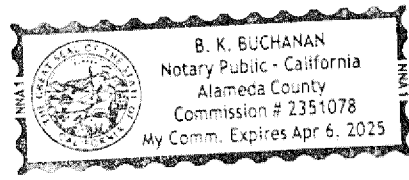
By: [Signature]  
Sheila Elworthy, Trustee

State of California } ss  
County of Alameda }

On this 31 day of July, 2023, before me, BK Buchanan a Notary Public in and for said state, personally appeared Bert Elworthy Sheila Elworthy, 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.

[Signature]  
Notary Public for the State of California  
Residing at: Alameda  
Commission Expires: 4/6/25



~~Mark Elworthy Revocable Living Trust~~

~~By: \_\_\_\_\_  
Mark Elworthy, Trustee~~

~~State of California } ss  
County of \_\_\_\_\_ }~~

~~On this \_\_\_\_\_ day of \_\_\_\_\_, 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 California  
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 31 day of July, 2023

~~Elworthy Trust dated February 10, 2005~~

~~By: \_\_\_\_\_  
Bert Elworthy, Trustee~~

~~By: \_\_\_\_\_  
Sheila Elworthy, Trustee~~

~~State of California } ss  
County of \_\_\_\_\_ }~~

~~On this \_\_\_\_\_ day of \_\_\_\_\_, 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 California  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_~~

Mark Elworthy Revocable Living Trust

By: Mark Elworthy  
Mark Elworthy, Trustee

State of California } ss  
County of Glenn }

On this 31st day of July, 2023, before me, E. Ann Butler a Notary Public in and for said state, personally appeared Mark Elworthy, 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.

E. Ann Butler  
Notary Public for the State of California  
Residing at: Glenn County  
Commission Expires: DEC 14, 2026

