

605114AM

RECORDING REQUESTED BY:



147 First St., Ste 102
Ashland, OR 97520

2023-009171

Klamath County, Oregon

10/24/2023 02:35:01 PM

Fee: \$102.00

GRANTOR'S NAME:

Kenneth L. Icenbice, Betty J. Choate, Deborah L. Johns, and
Vaneda R. True

GRANTEE'S NAME:

Drew Heaton Farms, LLC, an Oregon limited liability
company

AFTER RECORDING RETURN TO:

Order No.: 470323087171-SC
Drew Heaton Farms, LLC, an Oregon limited liability
company
19182 Anderson Rd.
Merrill, OR 97633

SEND TAX STATEMENTS TO:

Drew Heaton Farms, LLC, an Oregon limited liability
company
19182 Anderson Rd.
Merrill, OR 97633

This Document may be executed in
counterparts, each of which shall be
deemed to be an original, but all of
which, taken together, shall constitute
one and the same document.

19570 Anderson Road, Merrill, OR 97633

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kenneth L. Icenbice and Betty J. Choate and Deborah L. Johns and Vaneda R. True, Grantor, conveys and warrants to **Drew Heaton Farms, LLC, an Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

NW 1/4 of the NE 1/4, Section 5, Township 41 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

An estate for the life of Deborah Johns, as created by Small Estate Affidavit, filed June 16, 2022 in Probate Case No. 22PB05788.

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10-19-23

Kenneth L. Icenbice
Kenneth L. Icenbice

Betty J. Choate

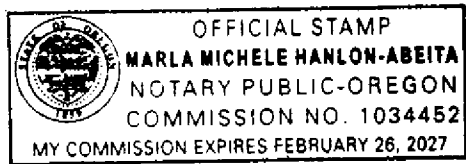
Deborah L. Johns

Vaneda R. True

State of Oregon
County of Klamath

This instrument was acknowledged before me on 19 October 2023 by Kenneth L. Icenbice,

Mark W
Notary Public - State of Oregon
My Commission Expires: 2/26/2027



State of
County of

This instrument was acknowledged before me on by Betty J. Choate.

Notary Public - State of

My Commission Expires:

State of
County of

This instrument was acknowledged before me on by Deborah L. Johns.

Notary Public - State of

My Commission Expires:

State of
County of

This instrument was acknowledged before me on by Vaneda R. True.

Notary Public - State of

My Commission Expires:

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10-20-2023

Kenneth L. Icenbice

Betty J. Choate
Betty J. Choate

Deborah L. Johns

Vaneda R. True

State of _____
County of _____

This instrument was acknowledged before me on _____ by Kenneth L. Icenbice,

Notary Public - State of _____

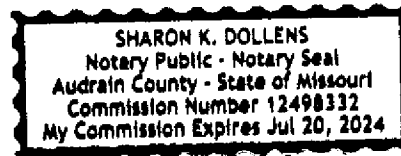
My Commission Expires: _____

State of MO
County of Lincoln

This instrument was acknowledged before me on Oct 20, 2023 by Betty J. Choate.

Sharon K. Dollens
Notary Public - State of MO

My Commission Expires: 7-20-2024



State of _____
County of _____

This instrument was acknowledged before me on _____ by Deborah L. Johns.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Vaneda R. True.

Notary Public - State of _____

My Commission Expires: _____

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Oct-19, 2023

Kenneth L. Icenbice

Betty J. Choate
Deborah L. Johns
Deborah L. Johns

Vaneda R. True

State of _____
County of _____

This instrument was acknowledged before me on _____ by Kenneth L. Icenbice,

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Betty J. Choate.

Notary Public - State of _____

My Commission Expires: _____

State of OR
County of Klamath

This instrument was acknowledged before me on OCT 19, 2023 by Deborah L. Johns.

[Signature]
Notary Public - State of OR

My Commission Expires: 12/22/24

State of _____
County of _____

This instrument was acknowledged before me on _____ by Vaneda R. True.

Notary Public - State of _____

My Commission Expires: _____



STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/19/2023

Kenneth L. Icenbice

Betty J. Choate

Deborah L. Johns

Vaneda R. True
Vaneda R. True

State of _____
County of _____

This instrument was acknowledged before me on _____ by Kenneth L. Icenbice,

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Betty J. Choate.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____ by Deborah L. Johns.

Notary Public - State of _____

My Commission Expires: _____

State of Oregon
County of Polk

This instrument was acknowledged before me on October 19, 2023 by Vaneda R. True.

Cheryl Ann Morrison
Notary Public - State of Oregon

My Commission Expires: 10/8/2024

