



2023-010485
Klamath County, Oregon
12/07/2023 08:59:01 AM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Shasta Seed Farm
PO Box 830
Merrill, OR 97633

Until a change is requested all tax statements shall be
sent to the following address:
Shasta Seed Farm
PO Box 830
Merrill, OR 97633
File No. 612669AM

STATUTORY WARRANTY DEED

Jerry J. Feliciello and Myrna L. Feliciello, Trustees of the Feliciello Revocable Living Trust dated May 7, 1992,

Grantor(s), hereby convey and warrant to

Shasta Seed Farm, an Oregon General Partnership,

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 Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$907,916.58.
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 4th day of December, 2023 HS

Feliciello Revocable Living Trust

By: [Signature]
Jerry J. Feliciello, Trustee

By: [Signature]
Myrna L. Feliciello, Trustee

State of Oregon} ss.
County of Jackson}

On this 4th day of December 2023, before me, Meyl Roy, a Notary Public in and for said state, personally appeared Jerry J. Feliciello and Myrna L. Feliciello known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Feliciello Revocable Living Trust, and acknowledged to me that He/She executed the same as Trustee.

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 Oregon
Residing at: Jackson County
Commission Expires: 09/12/2026



Exhibit 141

The West 100 feet of the East 200 feet of that portion of the SE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, which lies North of Harriman Creek.

AND

A tract of land situated in that portion of the SE1/4 NE1/4 and the NE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath C County, Oregon, which lies North of Harriman Creek and which is more particularly described as follows, to wit:

Commencing at the Northeast corner of SE1/4 NE1/4 of said Section 3; thence West along the North line of said SE1/4 NE1/4 of said Section 3, a distance of 100 feet to an iron bolt set in concrete, which iron bolt marks the Northeast corner of the tract of land conveyed to C.T. Darley by deed recorded in Volume 286 at page 549, of Klamath County, Oregon, Deed Records and which marks the true point of beginning. Starting at said true point of beginning, thence Westerly on the North line of said SE1/4 NE1/4 of Section 3 a distance of 100 feet to an iron bolt set in concrete which marks the Northwest corner of said Darley Tract; thence South 1° 09' West along the West side of said Darley Tract a distance 241.0 feet, more or less, to an iron pipe set in concrete; thence South 29° 19' West 25.0 feet, more or less, to an iron pipe set in concrete and located on the North bank of Harriman Creek, thence North 81° 45' West 152.6 feet to the center line of a 20 foot width roadway; thence North 10° 57' East on said road center line 76.2 feet; thence South 84° 42' East 10.0 feet to an iron pin set in concrete; thence North 2° 17' West 160.0 feet, more or less, to an iron pipe set in concrete and located on the North line of the SE1/4 NE1/4 of said Section; thence Easterly on said North line a distance 150.0 feet, more or less, to said Northwest corner of said Darley Tract; thence North 1° 09' East 157 feet, more or less, to the center line of the Harriman to Rocky Point Road; thence Easterly on the last said road 100 feet, more or less, to a point located 100 feet West of the East boundary of said Section 3; thence Southerly on a straight line to the true point of beginning.

EXCEPTING THEREFROM that portion lying within the State Highway 421, Rocky Point Road right-of-way.

PARCEL 2:

A tract of land situated in the SE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said SE1/4 NE1/4 which lies South 87° 43' West along said North line a distance of 500 feet from the Northeast corner of said SE1/4 NE1/4; thence, South 2° 17' East a distance of 140.0 feet, more or less, to the Northwest corner of that certain tract of land conveyed to Clifford Daniel Miller by Deed recorded in Volume M66, page 11211, Deed Records of Klamath County, Oregon; thence, South 84° 42' East along the North line of said Miller Tract a distance of 75.75 feet, more or less, to the Southwest corner of that certain tract of land conveyed to John L. Gross, et ux, by deed recorded in Volume M66, page 10168, Deed Records of Klamath County, Oregon; thence North 2° 17' West along the West line of said Gross tract a distance of 150 feet, more or less, to a point on the North line of said SE1/4 NE1/4; thence, South 87° 43' West along said North line a distance of 75.0 feet, more or less, to the point of beginning.

AND

A tract of land situated in the SE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 NE1/4 of said Section 3; thence West along the North line of said SE1/4 NE1/4 of said Section 3 a distance of 350 feet to an iron pin set in concrete and located on said North line of said SE1/4 NE1/4 and which is a corner of the Tract of land conveyed to C.T. Darley by Deed recorded in Volume 342, page 209, Deed Records of Klamath County, Oregon, and which is the true point of beginning of this description; thence South 2° 17' East along the West line of said Tract conveyed to C.T. Darley by said Deed recorded in Volume 342, page 209, Deed Records of Klamath County, Oregon, a distance of 160 feet, more or less, to a pipe set in concrete; thence, North 84° 42' West a distance of 75.75 feet to an iron pin; thence, North 2° 17' West a distance of 150 feet to a 3/4 inch iron pipe located on the North line of said SE1/4 NE1/4 of said Section 3; thence, East on said North line of said SE1/4 NE1/4 of said Section 3, a distance of 75 feet to the point of beginning.

Parcel 3:

A tract of land situated in the SE1/4 NE1/4 of Section 3, Township 36 South Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southwesterly corner of the Tract of land conveyed to C.T. Darley by deed recorded in Volume 342 at page 209. of Klamath County, Oregon Deed records; thence, North $10^{\circ}55'$ East along the Westerly line of said Tract of Land conveyed to C.T. Darley a distance of 77.8 feet. more or less, (said Course and Distance being described as North $10^{\circ}57'$ East 76.2 feet in said Darley Deed. Recorded in Volume 342 at page 209) to the South line of the Tract of Land conveyed to John L. Gross et ux., by Deed dated October 12, 1966 and recorded October 20, 1966 in Volume M66 at page 10168 of Klamath County, Oregon Deed records; thence North $84^{\circ}42'$ West a distance of 65.75 feet. more or less. to an iron pin which marks the Southwest corner of said Tract of land conveyed to John L. Gross et ux.; thence, continuing North $84^{\circ}42'$ West a distance of 75.75 feet to an iron pin; thence, South $7^{\circ}37'$ West a distance of 42.73 feet to an iron pin; thence, South $70^{\circ}35'$ East a distance of 140.4 feet to the point of beginning.

TOGETHER WITH ingress and egress to the West Side Highway over the existing private 20 foot wide roadway more particularly described in said deed to John L. Gross et ux, and with an easement for utilities 5 feet in width along the edge of said roadway.

Unofficial
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