



2024-002624
Klamath County, Oregon
04/09/2024 11:13:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joshua H. Mortel and Ezpana R. Mortel

200 P St. D33

Sacramento, CA 95814

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

Joshua H. Mortel and Ezpana R. Mortel

200 P St. D33

Sacramento, CA 95814

File No. 624696AM

STATUTORY WARRANTY DEED

Ponderosa Farms LP, an Oregon Limited Partnership,

Grantor(s), hereby convey and warrant to

Joshua H. Mortel and Ezpana R. Mortel, as Tenants in Common each as to an undivided 50% interest,

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 \$120,000.00.

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 2 day of April, 2024.

Ponderosa Farms LP

By: [Signature]
Arie DeJong, General Partner

By: [Signature]
Jenneke DeJong, General Partner

State of Oregon } ss
County of Klamath

On this 2 day of April, 2024, before me, Emily Coe a Notary Public in and for said state, personally appeared Arie DeJong and Jenneke DeJong, General Partners of Ponderosa Farms LP, 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 Oregon
Residing at: Klamath Falls, OR
Commission Expires: 9/27/2025



EXHIBIT 'A'

Parcel 1:

In Township 41 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon;

SECTION 4: That portion of the N1/2 NE1/4; the SE1/4 NE1/4 and Government Lot 1 lying Westerly of the Southern Pacific Railroad, and that portion of the N1/2 of Section 4, Township 41 South, Range 8 East of the Willamette Meridian, included within the land of the Southern Pacific Company described in deed dated May 10, 1907, from F.H. Downing, et al., to California Northeastern Railway Company, recorded June 7, 1907, in Deed book 22, page 549 and in Deed dated December 19, 1907 from D.E. Gordon, et ux., to California Northeastern Railway Company, recorded January 30, 1908, in Deed Book 23, page 497, as conveyed to Tulana Farms by Deed Volume M66, at page 5794, Microfilm Records of Klamath County, Oregon.

AND EXCEPTING a piece or parcel of land situate in Government Lot 1 of Section 3, in Government Lot 1 and the E1/2 NE1/4 of Section 4, all in Township 41 South, Range 8 East of the Willamette Meridian, County of Klamath, State of Oregon, and described as follows:

That portion of said Lot 1 of Section 3 and said Lot 1 and said E1/2 NE1/4 Section 4 bounded Easterly by the Westerly line of Oregon State Highway U.S. 97, bounded Southerly by the Easterly prolongation of the Southerly line of the 0.701 acre parcel of land described as Parcel 2 in Deed dated December 26, 1963, from Winston H. Patterson, et ux., to Southern Pacific Company recorded December 27, 1963 in Volume 350 of Deeds, page 146, Records of said County (said prolongation being the Southerly line of Lot 1 of said Section 4 and bearing South 80° 00' East), bounded Northerly by the Southwesterly line of the County Road leading from said Oregon State Highway U.S. 97 to Keno, Oregon, and bounded Westerly by the following described line: Beginning at the point of intersection of the East line of the W1/2 SE1/4 of said Section 4 with the Southerly line of Lot 2 of said Section 4, said point being the Southeasterly corner of said 0.701 acre parcel of land described as Parcel 2 in said deed and is distant South 17° 55' 06" West 4267.65 feet from the Northeast corner of said Section 4; thence North along said East line, being also the West line of said Lot 1 of Section 4, a distance of 320.83 feet to a point; thence Northeasterly along a curve to the left having a radius of 5679.60 feet and central angle of 10° 50' 35" (tangent to said curve at last mentioned point bears North 31° 47' 35" East) an arc distance of 1074.85 feet; thence North 20° 37' East 99.56 feet; thence North 20° 27' East 2359.20 feet; thence North 22° 08' 15" East 75.75 feet to a point; thence Northeasterly along a curve to the right having a radius of 3869.75 feet and central angle of 8° 40' 19" (tangent to said curve at last mentioned point is last described course) an arc distance of 450.62 feet to a point in the North line of said Section 3, distant thereon North 89° 29' 30" East 245.33 feet from the Northwest corner of said Section 3; thence continuing Northeasterly along the continuation of said curve to the right having a radius of 3869.75 feet, an arc distance of 111.65 feet to the Northerly terminus of the line being herein described.

AND EXCEPTING THEREFROM that portion thereof lying Southerly of the Northerly line of County Road leading from Oregon State Highway U.S. 97 to Keno, Oregon.

AND ALSO EXCEPTING THEREFROM that portion of the above described 100.00 foot wide strip of land lying Northwesterly of the Southeasterly line of land of the Southern Pacific Company.

Parcel 2:

SECTION 33: THE W1/2 SE1/4 SE1/4; ALSO THAT PORTION of the SW1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, included within the land of the Southern Pacific Company described in Deed dated August 31, 1908, from H. F. Chapman, et al., to California Northeastern Railway Company, recorded January 1, 1909, in Deed Book 25 at page 399, and in Deed dated August 30, 1907 from H. F. Chapman, et al., to California Northeastern Railway Company, recorded October 3, 1907, in Deed Book 23 at page 205, as conveyed to Tulana Farms in Deed Volume M66 at page 5795, Records of Klamath County, Oregon.