

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

JOHN M. GORALKA, ESQ.  
THE GORALKA LAW FIRM  
4470 Duckhorn Drive  
Sacramento, CA 95834

Mail Tax Statements To:  
Steven K. Morgan  
Stacy A. Morgan  
796 W. Wise Road  
Lincoln, CA 95648

**STATUTORY WARRANTY DEED**

**MORGAN TWIN HOLDINGS, LLC**, a California limited liability company, Grantor, conveys and warrants an undivided one-hundred percent (100%) interest to **STEVEN KENT MORGAN and STACY ANN MORGAN, Trustees of the MORGAN FAMILY TRUST dated January 26, 2000, and any amendments thereto**, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

**Please see Exhibit "A" attached hereto and incorporated herein by reference**

**AND COVENANTS:**

That Grantor is the owner of the above-described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this transfer is a Distribution.

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.

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Dated: **March 29, 2024**

**MORGAN TWIN HOLDINGS, LLC, a  
California limited liability company**

By:   
**STEVEN K. MORGAN**  
Its Manager

Unofficial  
Copy

## CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )


County of Sacramento )

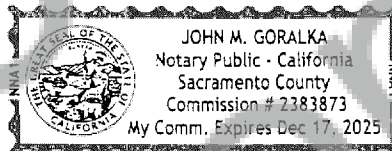
On **April 15, 2024**, before me, **JOHN M. GORALKA**, a Notary Public, personally appeared Steven K. Morgan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

 (Seal)  
**JOHN M. GORALKA**, Notary Public



**EXHIBIT 'A'**

**PARCEL 1:**

The NW1/4 of Section 29, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon. LESS AND EXCEPT the following:

Beginning at the Northeast corner of the NW1/4 of Section 29, Township 36 South, Range 15 East of the Willamette Meridian; thence 1,000 feet South; thence 420 feet West; thence 1,000 feet North; thence 420 feet East to the point of beginning.

**PARCEL 2: ~**

Beginning at the Northeast corner of the NW1/4 of Section 29, Township 36 South, Range 15 East of the Willamette Meridian, in the county of Klamath, State of Oregon; thence 1,000 feet South; thence 420 feet West; thence 1,000 feet North; thence 420 feet East to the point of beginning.

**PARCEL 3:**

The E 1/2 NE 1/4 Section 31, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

**PARCEL 4:**

The W 1/2 NW 1/4, Section 31, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

**PARCEL 5:**

The E 1/2 NW 1/4, Section 35, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

**PARCEL 6:**

The W 1/2 NW 1/4, Section 35, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

**PARCEL 7:**

Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon;  
Section 23: Beginning at a point 100 feet West of the Southeast corner of the SW1/4 SE 1/4 of Section 23; thence North 200 feet; thence West 200 feet; thence South 200 feet; thence East 200 feet to the point of beginning.

Section 24: All

Section 25: N 1/2 NW1/4 NW 1/4; E 1/2 NW1/4; NE 1/4 SW 1/4; E 1/2 NE 1/4; SE 1/4 Section 26: All

Section 36: NW1/4 NE 1/4

Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 16: W 1/2 SW 1/4

Section 17: W 1/2; S 1/2 SE 1/4

Section 18: S 1/2 N 1/2; N 1/2 S 1/2

Section 19: All

Section 20: N 1/2 N 1/2; SE 1/4 NW1/4; NE 1/4 SW1/4; SW1/4 NE 1/4

Section 21: W 1/2; SE 1/4

Section 27: W 1/2; SE 1/4

Section 29: E 1/2; SW 1/4

Section 31: W 1/2 NE 1/4; E1/2 NW1/4; N 1/2 S 1/2

Section 33: W1/2; SE1/4

Section 35: S 1/2

SAVING AND EXCEPTING a strip of land 66 feet in width across the SE 1/4 SE 1/4 of Section 21 and the NE 1/4 SE 1/4 of Section 31, Township 36 South, Range 15 East of the Willamette Meridian, conveyed to Weyerhaeuser Timber Company as described in Parcels I and 2 in deed recorded July 25, 1958 in Book 301 at Page 347, Deed Records of Klamath County, Oregon

ALSO SAVING AND EXCEPTING a strip of land 66 feet in width in the N 1/2 NW1/4 and SW1/4 NE1/4 of Section 33, Township 36 South, Range 15 East of the Willamette Meridian, conveyed to Weyerhaeuser Timber Company by deed recorded January 13, 1959 in Book 308 at Page 577, Deed Record of Klamath County, Oregon.

**PARCEL 8:**

The W 1/2 NE 1/4, Section 25, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.