

2024-003412

Klamath County, Oregon

05/03/2024 08:26:02 AM

Fee: \$87.00

SEND TAX STATEMENTS TO AND
AFTER RECORDING RETURN TO:

Clint R. Jones
3422 Sweetwater Ave
Woodburn, OR 97071

SPECIAL WARRANTY DEED

CLINT R. JONES, hereinafter called Grantor, for the consideration hereinafter stated, conveys and warrants unto the WISE AGRICULTURE GROUP, LLC, an Oregon Limited Liability Company, hereinafter called Grantee, all of that certain real property situated in the County of Klamath, State of Oregon, described as follows:

SEE ATTACHED EXHIBIT A

Commonly known as: 13750 Silver Lake Road, Chiloquin, OR 97624

To have and to hold the same unto the said grantee and grantee's heirs, successors, and assigns forever. The said property is free from encumbrances except easements, conditions, restrictions, encumbrances of record, and liens of record.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 OF 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010.

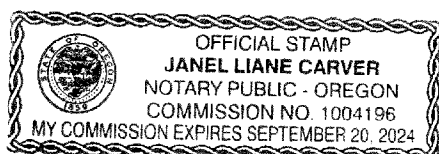
The true consideration for this conveyance is \$00.00. However, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration.

Dated: May 2, 2024


CLINT R. JONES

STATE OF OREGON, County of Multnomah) ss:

The foregoing instrument was acknowledged before me on May 2, 2024, by CLINT R. JONES as his voluntary act and deed.




Notary Public for Oregon

EXHIBIT A

PARCEL I:

That portion of Lot 3 lying Southwesterly of the Silver Lake Road and that portion of Lot 4 lying Southwesterly of the Silver Lake Road in Section 10, and the N ½ of the NW ¼ of the NW ¼ of Section 15, all in Township 31 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

A 100 foot road right of way including the terms and provisions thereof, granted to Klamath County, by instrument recorded in Volume 286, page 79, Records of Klamath County, Oregon, recorded August 17, 1956.

Subject to easement for joint user roadway across a 30 ft. strip of land lying East of, adjoining and parallel to the Westerly boundary, as contained in Warranty Deed from George Pondella Jr. to Forrest G. Downing and Lillian M. Downing, husband and wife, recorded December 7, 1976 in Volume M76, page 19650, Microfilm Records of Klamath County, Oregon.

Subject to reservations, restrictions and easements created or recognized in the "Land Status Report" recorded in Volume 306, page 168, Records of Klamath County, Oregon.

PARCEL II:

All of Government Lots 2 and 3, and that portion of Government Lot 9, lying Southwesterly of the Silver Lake Road; all in Section 9, Township 31 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT any portion thereof lying within Silver Lake Road.

CODE 008 MAP 3109-00900 TL 00600 KEY #95952
CODE 008 MAP 3109-00900 TL 00400 KEY #95934