



After recording return to:
Drew Heaton Farms , LLC
P.O Box 210
Merrill, OR 97633

Until a change is requested all tax
statements shall be sent to the
following address:
Drew Heaton Farms , LLC
P.O Box 210
Merrill, OR 97633

File No.: 7161-4213945 (RT)
Date: October 21, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Pimpa Kruse, Grantor, conveys and warrants to **Drew Heaton Farms , LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$820,000.00**. (Here comply with requirements of ORS 93.030)

APN: 4110-00400-
00200

Statutory Warranty Deed
- continued

File No.: 7161-4213945 (RT)

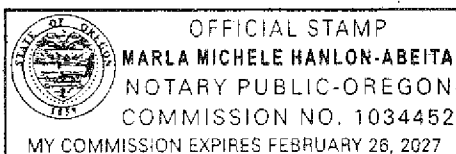
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

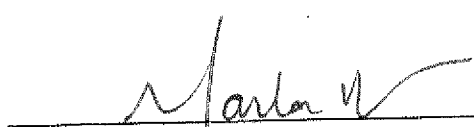
Dated this 12 day of November, 2024.


Pimpa Kruse

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12 day of November, 2024
by **Pimpa Kruse**.




Notary Public for Oregon
My commission expires: 2/26/2027

APN: **4110-00400-00200**

Statutory Warranty Deed
- continued

File No.: **7161-4213945 (RT)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1

The NE1/4 NW1/4; NW1/4 NE1/4; N1/2 SE1/4 NW1/4 and the N1/2 SW1/4 NE1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2

All of that portion of the SW1/4 of the NW1/4, the S1/2 of the SE1/4 of the NW1/4 and the SW1/4 of the SW1/4 of the NE1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly and Easterly of the following described line:

Beginning at the intersection of an existing North-South fence line with the East-West centerline of the NW1/4 of Section 4, said fence corner falling North 89° 07' 53" West 34 feet from a 1/2" rebar marking the NW 1/16 corner of Section 4; thence Southerly 723 feet, more or less, generally following an existing North-South fence line to a fence corner with fences running Northerly and Easterly therefrom, said fence corner falling South 63 feet and West 44 feet from a 1/2" rebar marking the C-S-NW 1/64 corner of Section 4; thence Easterly 2011 feet, more or less, generally following an existing East-West fence line, to its intersection with the North-South centerline of the SW1/4 of the NE1/4 of Section 4, said point falling South 00°36'01" West 36 feet from a 1/2" rebar marking the SW-NE 1/64 corner of Section 4.

NOTE: This legal description was created prior to January 1, 2008.