



2024-010779
Klamath County, Oregon
12/13/2024 08:34:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Terra Nostra, LLC, an Oregon Limited Liability
Company
PO Box 148
Malin, OR 97632

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

Terra Nostra, LLC, an Oregon Limited Liability
Company
PO Box 148
Malin, OR 97632
File No. 636232AM

STATUTORY WARRANTY DEED

Curtis D. Hubbard, Trustee and Pamela C. Hubbard, Trustee, of the Hubbard Family Trust, dated February 2000,

Grantor(s), hereby convey and warrant to

Terra Nostra, LLC, an Oregon Limited Liability Company,

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:

Section 25: NW1/4, W1/2 NE1/4, and all that portion of the E1/2 NE1/4 lying Westerly of the Lost River Diversion Channel, in Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon

EXCEPTING THEREFROM: That portion lying within the main drain as conveyed to the United States of America by deed recorded October 23, 1927 in Volume 79, page 131, Deed Records of Klamath County, Oregon and by deed recorded January 22, 1929 in Volume 85, page 186, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$850,000.00. PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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: December 10th, 2024

Hubbard Family Trust

By: Curtis D. Hubbard Trustee
Curtis D. Hubbard, Trustee

By: Pamela C. Hubbard Trustee
Pamela C. Hubbard, Trustee

State of Virginia } ss.
County of /City of Norfolk }

On this 10th day of December, 2024, before me, Sharon Simone Williams, a Notary Public in and for said state, personally appeared Curtis D. Hubbard and Pamela C. Hubbard known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Hubbard Family Trust, and acknowledged to me that he/she/they 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.

Sharon Simone Williams
Sharon Simone Williams
Notary Public for the State of Virginia Electronic Notary Public
Residing at: City of Norfolk
Commission Expires: 09/30/2028



Notarized remotely online using communication technology via Proof.