



2025-002273
Klamath County, Oregon
03/31/2025 08:34:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Morello Construction LLC, an Oregon limited
liability company
2637 Old Midland Road
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Morello Construction LLC, an Oregon limited
liability company
2637 Old Midland Road
Klamath Falls, OR 97603
File No. 654592AM

STATUTORY WARRANTY DEED

Don Purio Development Company LLC, a Limited Liability Company,
Grantor(s), hereby convey and warrant to

Morello Construction 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$500,000.00.
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: March 14, 2025

Don Purio Development Company LLC

By: Linda Norris
Linda Norris, Member

State of Oregon } ss
County of Klamath }

On this 27 day of March, 2025, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Linda Norris known or identified to me to be the Member in the Limited Liability Company known as Don Purio Development Company LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2027



EXHIBIT "A"

PARCEL 1:

A tract of land in Sections 27, 28, 33 and 34 all in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Section 27 SW1/4 SW1/4 SW1/4, SW1/4 SE1/4 SW1/4 SW1/4, SW1/4 NW1/4 SW1/4 SW1/4
Section 28 SE1/4 SE1/4
Section 33 NE1/4 NE1/4
Section 34 NW1/4NW1/4

PARCEL 2:

A tract of Land in Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows Section 28 NE1/4 SW1/4, SE1/4 SW1/4, SW1/4 SE1/4

PARCEL 3:

The NI/2 of the NW1/4 and the NW1/4 of the NE1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon EXCEPTING THEREFROM a tract of land situate in Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows Beginning at an iron pipe in the fence line along the East 1/16th line of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Northwest corner of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, bears North 75° 10' 43" West 4119.43 feet distant, thence along a fence line North 41° 10' West 506.87 feet, thence South 89° 14' 20" West 1796.60 feet, thence South 10° 50' West 342.55 feet, thence South 0° 47' East 290.60 feet, thence South 89° 13' West 1292.76 feet, thence South 18° 59' East 640.20 feet, thence South 40° 11' East 387.80 feet, thence South 27° 58' 20" East 704.35 feet, thence South 82° 57' 20" East 831.95 feet, thence South 32° 08' 20" East 633.45 feet, thence South 70° 52' 40" East 384.80 feet, thence South 20° 04' 40" East 363 00 feet, more or less, to the South 1/16th line of said Section 33, thence along said South 1/16th line South 89° 48' 40" East 1052.00 feet to the fence line along the East 1/16th line of said Section 33, thence North 0° 10' West along said fence line 2918.68 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land situated in the NW1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 33, said point being South 00° 13' 13" East 60 00 feet from the Northwest corner of said Section 33, thence along the section line South 00° 13' 13" East 1286 72 feet to the Northwest corner of that tract of land described in Book M78, page 29042, Microfilm Records of Klamath County, Oregon, thence North 88° 59' 47" East 498 68 feet to the 3/8 inch iron pipe as described in said M78, page 29042, thence generally following along an existing fence line and along the Northerly and Westerly lines of that tract of land described in Book M74, page 9920, Microfilm Records of Klamath County, Oregon (and also shown by recorded Survey No. 973, as recorded in the office of the Klamath County Surveyor), North 89° 11' 30" East 1 293 09 feet (1292.76 by deed) to a fence corner post, North 00° 55' 21" West (North 0° 47' West by deed) 244.13 feet to a 1/2 inch iron pipe, North 10° 41' 39" East 342 07 feet (North 10° 50' East 342.55 feet by deed) to a 1/2 inch iron pipe, thence North 448 37 feet, thence along the arc of a curve to the right, (radius point bears North 20° 08' 19" East 330.00 feet, central angle equals 27° 58' 36") 161 33 feet, thence along the arc of a curve to the left (radius point bears South 48° 06' 55" West 270 00 feet, central angle equals 23° 06' 5") 108 93 feet, thence North 65° 00' 00" West 133.66 feet, thence along the arc of a curve to the left, (radius equals 270 00 feet, central angle equals 25° 11' 16") 118.70 feet to the point that is 60 00 feet Southerly of, when measured at right angles to the North line of said Section 33, thence South 89° 48' 4" West 1400.97 feet to the point of beginning, with bearings based on recorded Survey No. 3028, as recorded in said Klamath County Surveyor's office.

ALSO EXCEPTING THEREFROM the C-4K lateral deeded to the U S B R and lands adjacent to said lateral deeded to Klamath Irrigation District by Book M77, page 23806 and M78, page 29044, Deed Records of Klamath County, Oregon.