

Legal for 37215 Dead End Lane, Burns, OR 97720

Exhibit A



HARNEY COUNTY, OR 2016-0864
DEEDWD
Total: \$56.00 07/20/2016 04:03 PM



00012489201600008640040047

THIS SF

After recording return to:

Kevin and Annette Thomas
37215 Dead End Lane
Burns, OR 97720

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

Kevin and Annette Thomas
37215 Dead End Lane
Burns, OR 97720
File No. 103362AM

I, Derrin Robinson, County Clerk for Harney County, Oregon certify that the instrument identified herein was recorded in the Co. Clerk's records.

Derrin Robinson

Derrin E. Robinson, Harney County Clerk



STATUTORY WARRANTY DEED

Gurfarm, LLC,

Grantor(s), hereby convey and warrant to

Kevin M. Thomas and Annette S. Thomas, as tenants by the entirety,

Grantee(s), the following described real property in the County of Harney and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

The true and actual consideration for this conveyance PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

- 24S 32VE 00 1500 -
- 24S 32VE 00 1700 -
- 24S 32VE 00 2100 -
- 23S 32VE 00 5400 ✓
- 24S 32VE 05 100 ✓
- 24S 32VE 05 200 -
- 24S 32VE 05 300 ✓
- 24S 32VE 05 600 -
- 24S 32VE 05 700 -
- 24S 32VE 05 800 -
- 24S 32VE 05 900 -
- 24S 32VE 09 400 -
- 24S 32VE 09 500 -
- 24S 32VE 09 600 -

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

Kevin M. Thomas
Annette S. Thomas
2-23-23
ADL
02/02/23

Page 2 Statutory Warranty Deed
Escrow No. 103362AM

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 19 day of July, 2016

Gurfarm, LLC

Gurinder Dhanoa
Gurvinder Dhanoa, Member

State of OR} ss
County of Harney}

On this 19 day of July, in the year 2016, before me, a Notary Public in and for said state, personally appeared Gurvinder Dhanoa known or identified to me to be the Managing Member in the Limited Liability Company known as Gurfarm, 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.

Sharla Dawn Calkins
Notary Public for the State of OR
Residing at: Harna
Commission Expires: April 4, 2020



Page 3 Statutory Warranty Deed
Escrow No. 103362AM

EXHIBIT 'A'

File No. 103362AM

Parcel A

Land in Harney County, Oregon, as follows:

In Twp. 23 S., R. 32½ E., W.M.:
Sec. 33: W½SW¼.

In Twp. 24 S., R. 32½ E., W.M.:
Sec. 5: Lot 1, S½NE¼.

Land in Harney County, Oregon, as follows:

In Twp. 24 S., R. 32½ E., W.M.:
Sec. 4: SE¼.

Land in Harney County, Oregon, as follows:

In Twp. 24 S., R. 32½ E., W.M.:
Sec. 4: Government Lots 3 and 4, S½NW¼.
Sec. 5: E½NE¼SW¼.

Land in Harney County, Oregon, as follows:

In Twp. 24 S., R. 32½ E., W.M.:
Sec. 5: W½SW¼SW¼, W½SE¼SW¼, E½SW¼SW¼,
E½SE¼SW¼.

Parcel B

Land in Harney County, Oregon, as follows:

In Twp. 24 S., R. 32 1/2 E., W.M.:
Sec. 8: NE¼.
Sec. 9: S1/2NW¼.

Parcel C

Land in Harney County, Oregon, as follows:

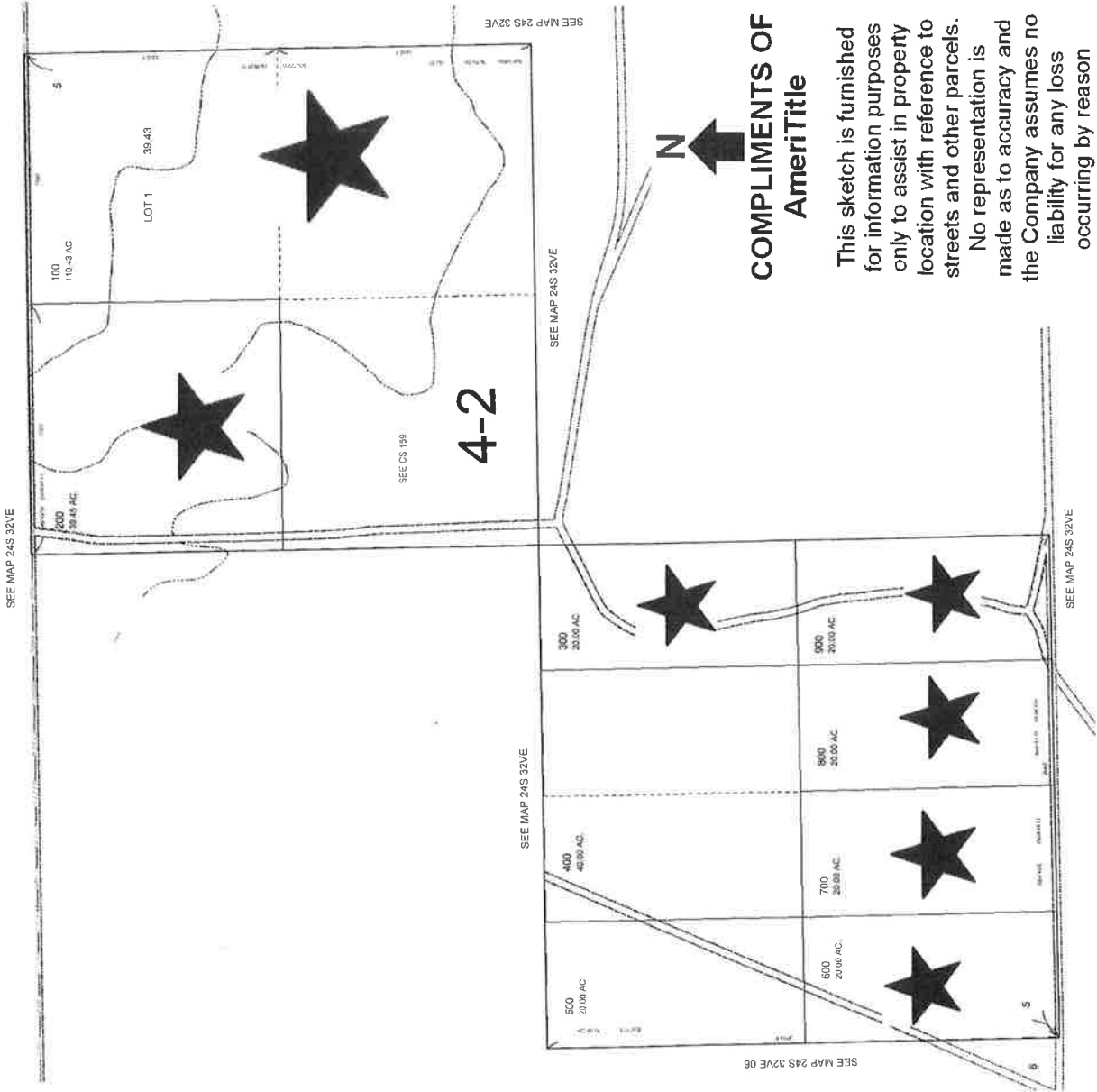
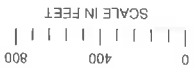
Page 4 Statutory Warranty Deed
Escrow No. 103362AM

In Twp. 24 S., R. 32 1/2 E., W.M.:
Sec. 5: Lot 2.

SECTION 05 T.24S. R.32 1/2E. W.M.
HARNEY COUNTY

1" = 400'

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



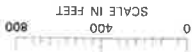
**COMPLIMENTS OF
AmeriTitle**

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason or reliance thereon.

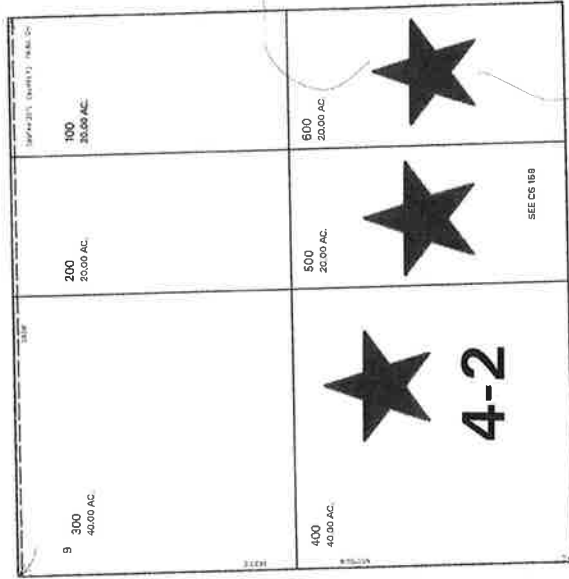
SECTION 9 T.24S. R.32 1/2E. W.M.
HARNEY COUNTY

24 32V 9

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



SEE MAP 24 32V



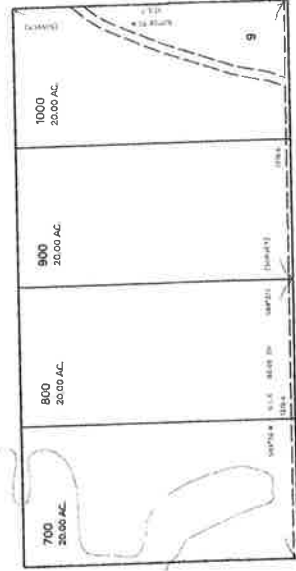
SEE MAP 24 32V



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SEE MAP 24 32V



SEE MAP 24 32V

REVISED: GW
10/16/00

24 32V 9



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24S32VE05

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SECTION 5 T.24S. R.32 1/2E. W.M.
HARNEY COUNTY

1" = 400'



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24S32VE05



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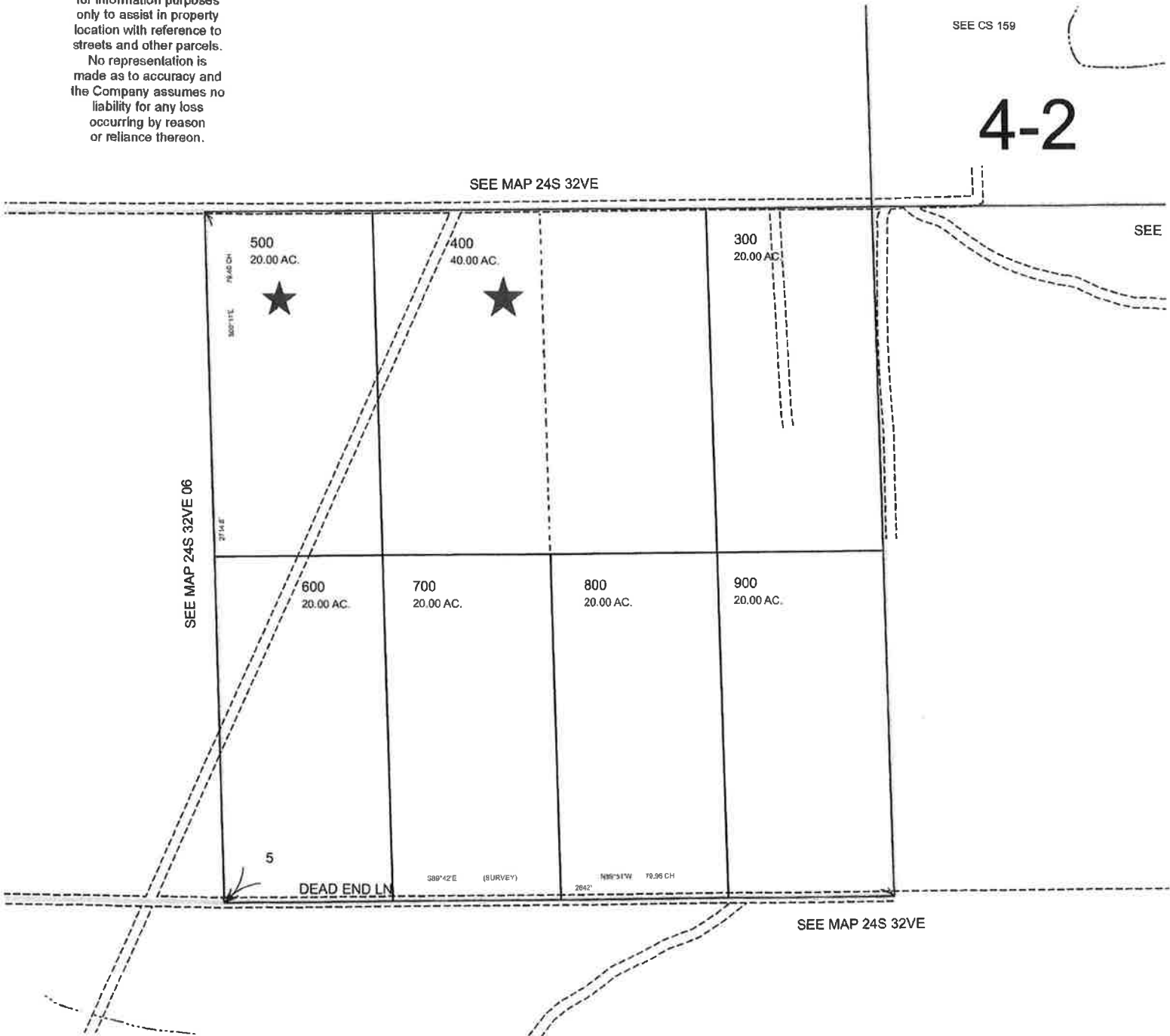
This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels.

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SEE CS 159

4-2

SEE MAP 24S 32VE



SEE

SEE MAP 24S 32VE 06

37 1/4 E

500
20.00 AC.



400
40.00 AC.



300
20.00 AC.

600
20.00 AC.

700
20.00 AC.

800
20.00 AC.

900
20.00 AC.

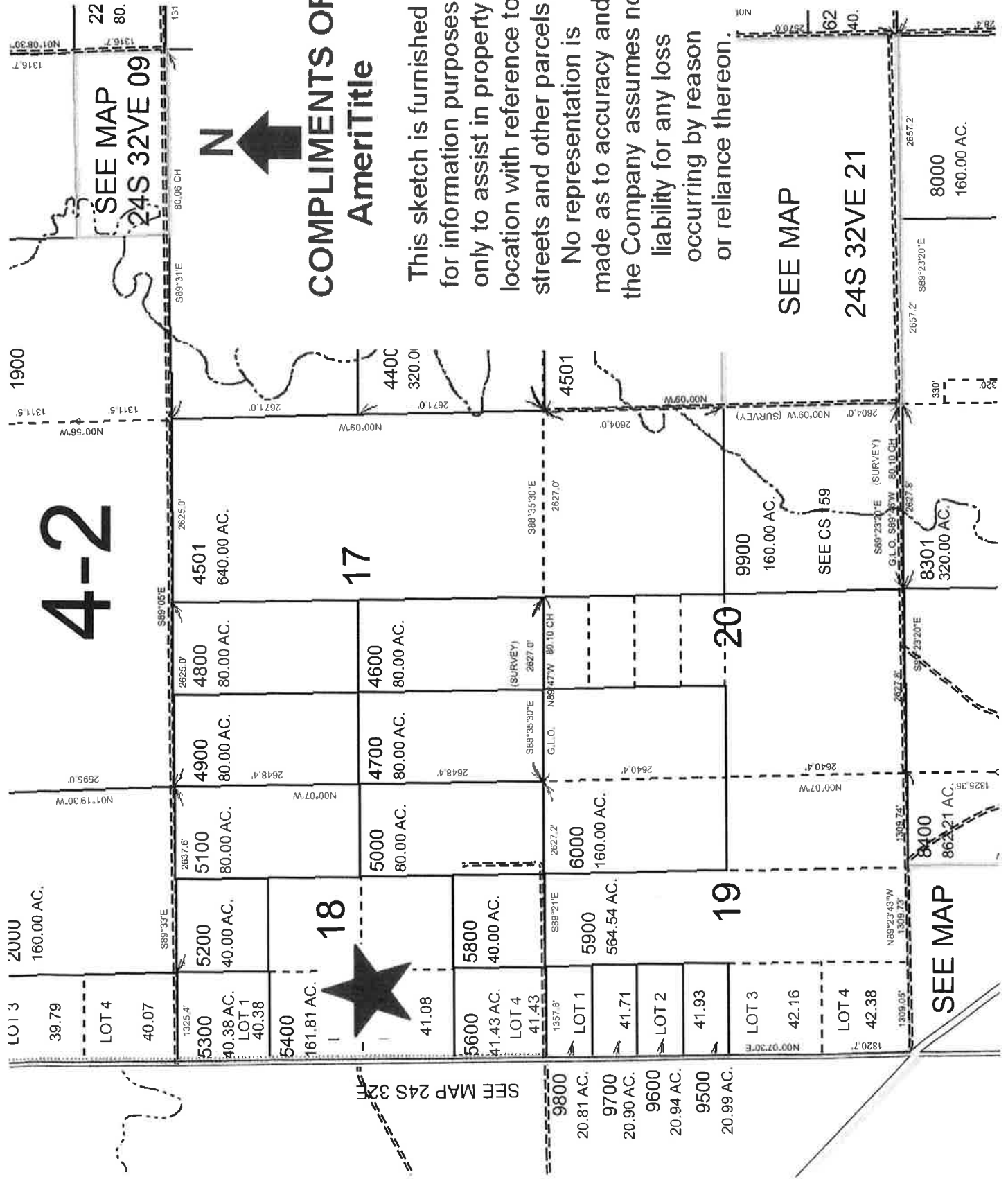
5

DEAD END LN

S89°42'E (SURVEY) 2842'

N85°31'W 79.96 CH

SEE MAP 24S 32VE



4-2

COMPLIMENTS OF AmeriTitle

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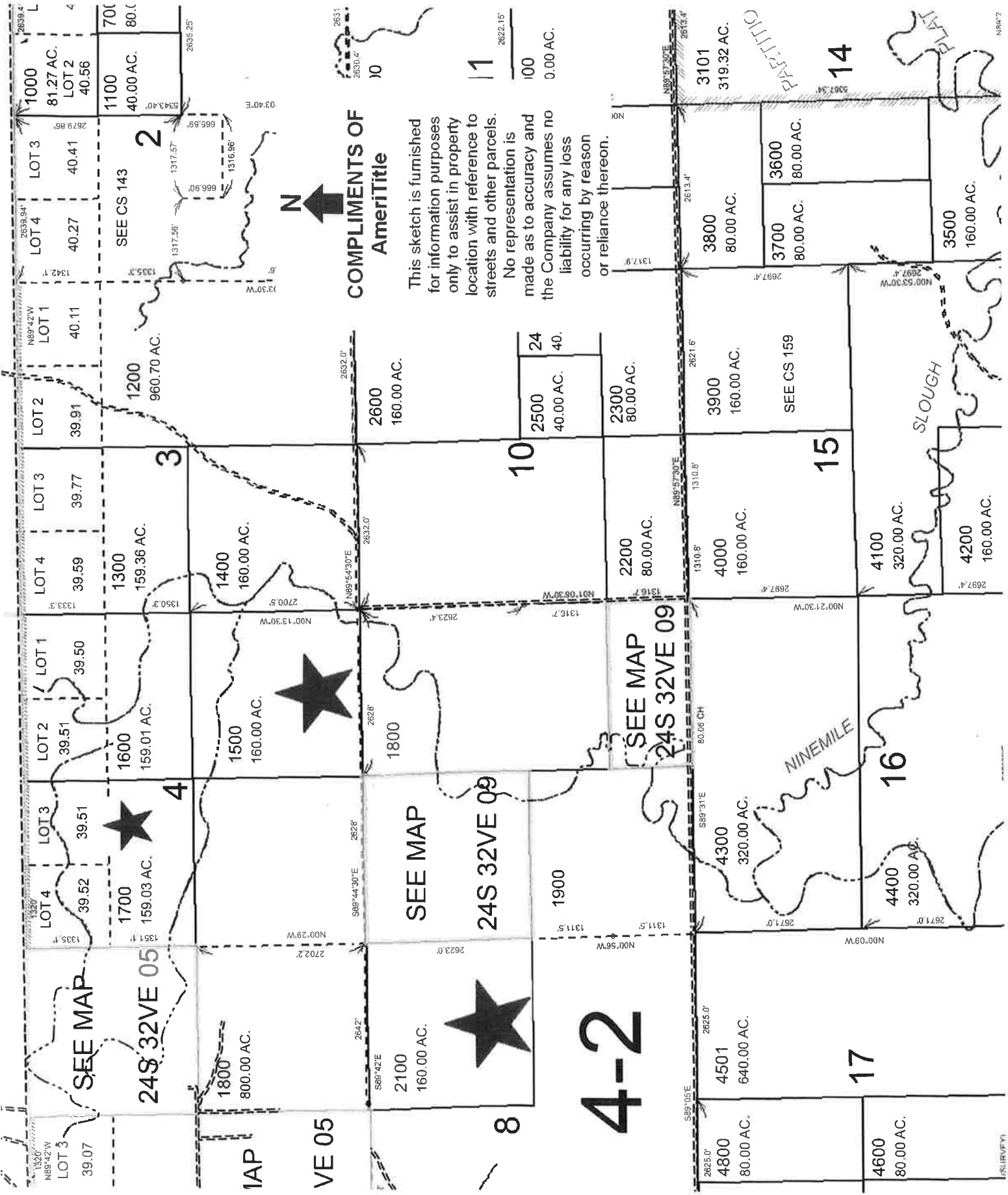
SEE MAP

24S 32VE 21

SEE MAP

SEE MAP 24S 32E

SEE MAP



COMPLIMENTS OF AmeriTitle

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1
100
0.00 AC.

4-2

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T.24S. R.32 1/2E. W.M.
HARNEY COUNTY

24S 32VE

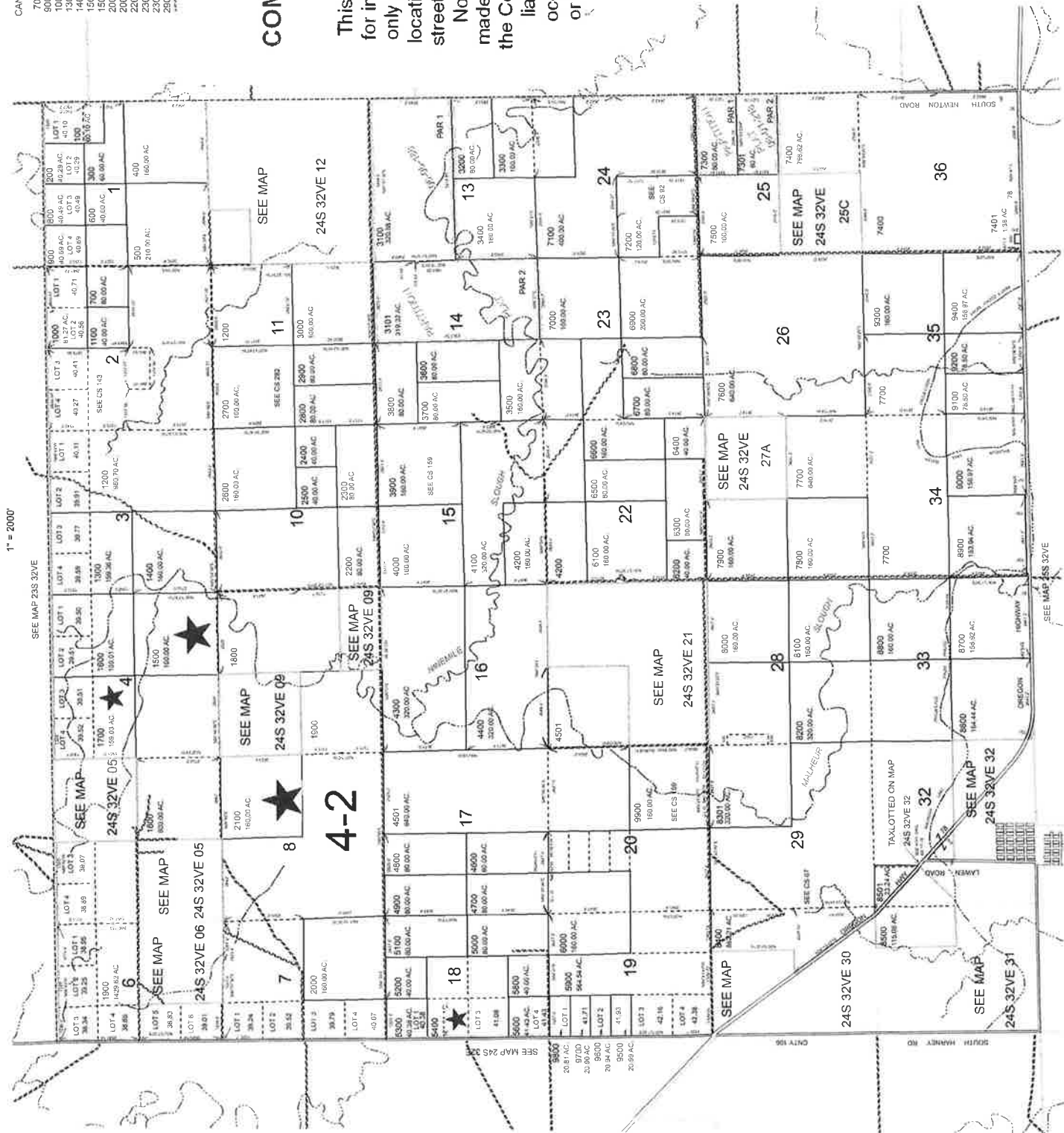
CANCELLED NO.
700M1
900M1
1000M1
1300M1
1400M1
1500M1
1500M2
1500M3
2000M1
2000M2
2000M3
2300U1 (2008)
2300U2 (2008)
2900M1



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7/17/2014

24S 32VE