

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY IN VIOLATION OF APPLICABLE LAND USE REGULATIONS. BEFORE SIGNING OR ACCEPTING THE INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CONSULT AN APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT. (ORS 93.040 (1))

2009-012383

Klamath County, Oregon



00072783200900123830020026

09/18/2009 08:27:19 AM

Fee: \$26.00

ASSESSOR PARCEL No. R-3511-01580-04500-000

NOTE: Deed prepared by Grantor Below.

NAME: Nazario Saldivar

ADDRESS: 511 Nazario Ct

CITY/ST/ZIP: Nitomo, CA 93444

WHEN RECORDED MAIL TO (GRANTEE):

MAIL TAX STATEMENTS TO (GRANTEE):

NAME: Spartan Land and Cattle Company LLC

ADDRESS: 3900 Hancock Drive

CITY/ST/ZIP: Sacramento, CA 95821

## SPECIAL WARRANTY DEED

SALE PRICE  
\$1750

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, the Grantor (seller) whose name(s) is/are :

Nazario Saldivar, Trustee Of The Nazario Saldivar Family trust

Does convey and specially warrants to:

Spartan Land and Cattle Company LLC

Grantee, the following described real property free of encumbrances created by the Grantor, situated in: Klamath County, Oregon

Oregon Pines, Block 5, Lot 89

Witness Whereof, my hand has been set on

Sept. 10, 2009

Nazario Saldivar, Trustee  
Signature on line above

Signature on line above

Nazario Saldivar  
Print on line above

Print on line above

Trustee of the Nazario Saldivar Family Trust.

On \_\_\_\_\_, 20\_\_\_\_ By \_\_\_\_\_  
Witness my hand and official seal

Notary Public in and for said County and State

My commission expires on: \_\_\_\_\_

SEE ATTACHED FORM  
FOR NOTARY CERTIFICATE

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Luis Obispo

On

9/10/09

Date

before me,

Jill Canby, Notary Public

Here Insert Name and Title of the Officer

personally appeared

Nazario Saldívar

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

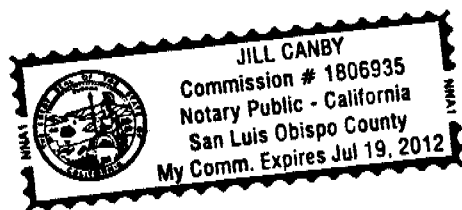
WITNESS my hand and official seal.

Signature

Jill Canby

Signature of Notary Public

Place Notary Seal Above



## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here