

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PRO
INSTRUMENT IN VIOLATION OF APPLICABLE LAND US
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SH
APPROPRIATE CITY OR COUNTY PLANNING DEPARTM
USES. (ORS 93.040 (1))

2009-013889

Klamath County, Oregon



00074583200900138890030036

10/27/2009 12:48:25 PM

Fee: \$47.00

ASSESSOR PARCEL No. R-3511-01580-06400-000

NOTE: Deed prepared by Grantor Below.

NAME: Beth & Eugene Baxter

ADDRESS: 1780 Creekside Drive Apt 1818

CITY/ST/ZIP: Folsom, CA 95630

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
\$1500.00

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, the Grantor (seller)

whose name(s) is/are :

Eugene W and Beth Baxter Trustee and Baxter Eugene W and Beth Family Revocable 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 6, Lot 15

Witness Whereof, my hand has been set on, OCT-21, 2009

Beth Baxter Trustee
Signature on line above BETH BAXTER
W AND BETH FAMILY REVOCABLE TRUST

BETH BAXTER
Print on line above

Eugene Baxter Trustee
Signature on line above EUGENE BAXTER
W AND BETH FAMILY REVOCABLE TRUST

EUGENE BAXTER
Print on line above

OCT 22 / 2009

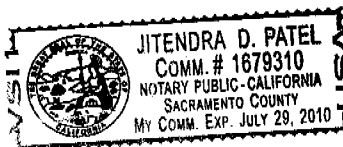
PLEASE SEE ATTACHED
NOTARIAL CERTIFICATE

On OCT 21, 2009 By BETH BAXTER

Witness my hand and official seal

[Signature] SAC, CA
Notary Public in and for said County and State

My commission expires on: 7/29/2010



PLEASE SEE
NOTARIAL

CHED
DATE

PLEASE SEE ATTACHED
NOTARIAL CERTIFICATE

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SACRAMENTO

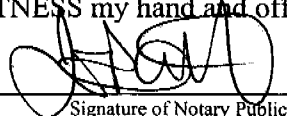
On OCT 21, 2009 before me, JITENDRA D. PATEL, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared BETH BAXTER

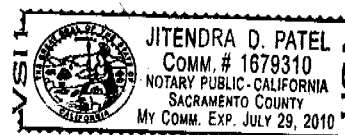
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~)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

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

SPECIAL WARRANTY DEED
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 10/21/09

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Sacramento

On 10/22/09 before me,

MELISSA ANNE BILLUPS, NOTARY PUBLIC

personally appeared

Eugene Baxter

Here Insert Name and Title of the Officer

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.

Place Notary Seal Above

Signature

Melissa Billups

Signature of Notary Public

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:

Special Warranty Deed, Oregon Pines, Block 6, Lot 15

Document Date: 10/22/09

Number of Pages: 1

Signer(s) Other Than Named Above:

Beth Baxter

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: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

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