

2010-004732

Klamath County, Oregon



00082934201000047320040042

04/20/2010 02:02:44 PM

Fee: \$52.00

After Recording Return to:

YACOOBIAN RANCH LLC

24624 Schuapp Road

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

YACOOBIAN RANCH LLC

Same as above

ATE 67635

WARRANTY DEED

This Deed is signed in counterpart (INDIVIDUAL)

THE LATOURETTE FAMILY LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, AS TO A 3/4 INTEREST AND BRIAN R. LAW AND MARTHA H. LAW, CO-TRUSTEES OF THE LAW FAMILY REVOCABLE TRUST DATED MARCH 12, 1994, AS TO A 1/4 INTEREST, herein called grantor, convey(s) to YACOOBIAN RANCH LLC, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

See exhibit "A" attached hereto and made a part hereof for legal description

RESERVING THEREFROM: Grantor herein reserves a 30 foot easement for ingress and egress to Grantors 80 acres being retained over and across the South East corner of Parcel 3 of Land partition 24-02

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$830,000.00.
(here comply with the requirements of ORS 93.930)

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated March 19, 2010.

THE LAW FAMILY REVOCABLE TRUST OF 1994

THE LATOURETTE FAMILY LIMITED
PARTNERSHIP

BY: BRIAN R. LAW, CO TRUSTEE

David H. Latourrette
BY: DAVID H. LATOURETTE, GENERAL
PARTNER

BY: MARTHA H. LAW, CO-TRUSTEE

STATE OF OREGON, County of Klamath ss.

On April 5, 2010 personally appeared the above named David H. Latourrette and acknowledged the foregoing instrument to be [his/her/their] voluntary act and deed.

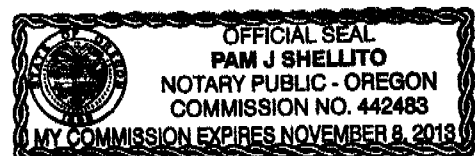
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67635PS

Before me: Pam J. Shellito
Notary Public for Oregon
My commission expires: Nov 8, 2013

Official Seal



ATE 50

After Recording Return to:
YACOOBIAN RANCH LLC

Until a change is requested all tax statements
Shall be sent to the following address:
YACOOBIAN RANCH LLC
Same as above

This Deed is signed in
counterpart

WARRANTY DEED
(INDIVIDUAL)

THE LATOURETTE FAMILY LIMITED PARTNERSHIP, AN OREGON LIMITED PARTNERSHIP, AS TO A 3/4 INTEREST AND BRIAN R. LAW AND MARTHA H. LAW, CO-TRUSTEES OF THE LAW FAMILY REVOCABLE TRUST DATED MARCH 12, 1994, AS TO A 1/4 INTEREST, herein called grantor, convey(s) to YACOOBIAN RANCH LLC, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

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Dated March 19, 2010.

THE LAW FAMILY REVOCABLE TRUST OF 1994

THE LATOURETTE FAMILY LIMITED
PARTNERSHIP

Brian R. Law, Co-trustee
BY: BRIAN R. LAW, CO TRUSTEE

BY: DAVID H. LATOURETTE, GENERAL
PARTNER

Martha H Law, Co-trustee
BY: MARTHA H. LAW, CO-TRUSTEE

STATE OF ^{CALIFORNIA} ~~OREGON~~, County of NAPA) ss.

On April 6, 2010 personally appeared the above named
BRIAN R. LAW AND MARTHA H. LAW and acknowledged the foregoing
instrument to be [~~his~~/her/~~their~~] voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67635PS

Before me: Diana Gould
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: 03/28/2012

Official Seal

PLEASE SEE
ATTACHED
JURAT

Jurat

State of California

County of NAPA

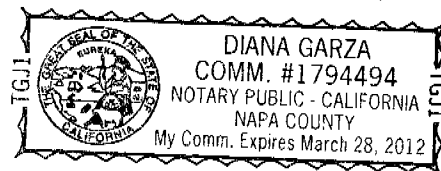
Subscribed and sworn to (or affirmed) before me on this 6 day of APRIL,

20 10 by BRIAN R. LAW AND MARTHA H. LAW,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Diana Garza
Signature

(Notary seal)



OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

DESCRIPTION OF THE ATTACHED DOCUMENT

WARRANTY DEED

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 4/6/10

(Additional information)

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- 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 jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

EXHIBIT A

Parcel 1:

**That portion of Parcel 3 Land Partition 24 -02 lying within Section 2,
Township 40 South, Range 11 East of the Willamette Meridian.**

CODE: 233 MAP: 4011-00200 TL: 00800 KEY: 804491

Parcel 2:

**Parcel 1 of Land Partition 24-02, being a portion of Section 11, Township 40
South, Range 11 East of the Willamette Meridian.**

CODE: 233 MAP: 4011-00000 TL: 02002 KEY: 889051