

UTC 87281

THIS SPACE

2010-005896

Klamath County, Oregon



00084241201000058960020024

05/13/2010 03:35:15 PM

Fee: \$42.00

After recording return to:  
LMJ Cattle Company, A California Partnership  
1561 Arch Way  
Chico, CA 95973

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

LMJ Cattle Company, A California Partnership  
1561 Arch Way  
Chico, CA 95973

Escrow No. AP0792514  
Title No. 0087281  
SWD r.012910

### STATUTORY WARRANTY DEED

**Malcolm Beech Investments, LLC**, Grantor(s) hereby convey and warrant to **LMJ Cattle Company, A California Partnership**, 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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:

The true and actual consideration for this conveyance is **\$721,000.00**.

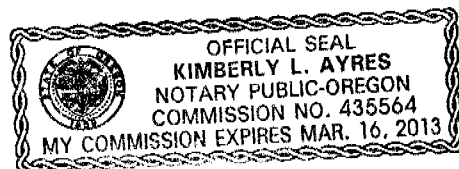
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 this 30<sup>th</sup> day of April 2010

Malcolm Beech Investments, LLC

BY: Catherine Wood  
Catherine Wood, Member

State of Oregon  
County of Klamath



This instrument was acknowledged before me on 4/30, 2010 by Catherine Wood as Member of Malcolm Beech Investments, LLC.

Kimberly L. Ayres  
(Notary Public for Oregon)  
My commission expires 3-16-13

42dmf

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The following described property lying in Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

Section 15: Government Lots 3, 11, 12 and 13

Section 16: Government Lot 6 and a portion of Government Lot 7 more particularly described as follows:

Beginning at the quarter section corner between Sections 15 and 16, said Township and Range; thence South along the section line 10.33 chains to an iron pin; thence West 10 chains to the West boundary of the Military Hay Reservation as approved by Wm. H. Odell May 19, 1873, thence North 16°18' West along said boundary to the line between said Lots 6 and 7; thence East 13.05 chains to the point of beginning.

Excepting therefrom the above described property that portion conveyed to the State of Oregon, by and through the Department of Transportation, Highway Division, recorded April 19, 1991 in Volume M91, page 7203, Microfilm Records of Klamath County, Oregon.