

2015-001258

Klamath County, Oregon

02/12/2015 09:35:29 AM

Fee: \$62.00

187 2360735-ALF

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Wilks Ranch Oregon, LTD, a Partnership  
PO Box 111  
Cisco, TX 76437

Until a change is requested all tax statements  
shall be sent to the following address:  
Wilks Ranch Oregon, LTD, a Partnership  
PO Box 111  
Cisco, TX 76437

Consideration \$1,255,100.00

**STATUTORY WARRANTY DEED**

**Ricard Kern and Bradford Kern,**

Grantors, hereby convey and warranty to

**Wilks Ranch Oregon, LTD, a Partnership,**

Grantee, 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

"together with all water right permits and certificates appurtenant to the property that are owned by Grantors, if any, along with any irrigation diversion, irrigation ditch or reservoir easements, licenses or permits associated with the water rights that are owned by Grantors, if any; and, together with all grazing permits and leases held by Grantors, if any."

Together with one hundred percent (100%) of the mineral, wind, air, timber and water interests that are owned by Grantors, if any, and one hundred percent (100%) of the Executive Rights that are owned by Grantors, if any.

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:

Easements, encroachments, gaps, gores, and anything that is disclosed by the ALTA survey provided to Buyer from Seller dated January 7, 2015.

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

F.  
67.00

4819-0769-1809

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 4 day of February, 2015.

GRANTORS:

  
\_\_\_\_\_  
BRADFORD KERN

  
\_\_\_\_\_  
RICARD B. KERN

## CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF LOS Angeles }

On Feb. 4, 2015 before me, Sheena A. Bellinger Notary  
Public,

Date

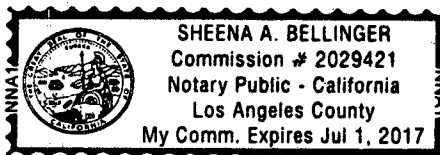
(here insert name and title of the officer)

personally appeared Bradford Kern

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: Sheena A. Bellinger (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Number of Pages: 5

Document Date: Feb. 4, 2015 Other: —

## CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF LOS Angeles }

On Feb. 4, 2015 before me, Sheena A. Bellinger Notary Public,

Date

(here insert name and title of the officer)

personally appeared Ricard B. Kern

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: Sheena A. Bellinger (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Number of Pages: 5

Document Date: Feb. 4, 2015 Other: —

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**All of Sections 16 and 17 of Township 36 South, Range 14 east of the Willamette Meridian, Klamath County, Oregon.**