

THIS SPACE RESE

2015-002936

Klamath County, Oregon 04/01/2015 12:24:41 PM

Fee: \$67.00

After recording re	turn to:	
Duane Martin Ranches, L.P., a California limited		
partnership		
2021 State Hwy.	88	
Ione, CA 95640		
shall be sent to the Duane Martin Ra partnership	equested all tax statements following address: unches, L.P., a California limited	
2021 State Hwy.	88	
Ione, CA 95640		
File No.	31199AM	

# STATUTORY WARRANTY DEED

Duane F. Martin, as to Parcels 12 and 13 and Duane Martin Ranches, L.P., a California Limited Partnership, as to Parcels 3 through 11 and Parcel 14,

Grantor(s), hereby convey and warrant to

Duane Martin Ranches, L.P., a California limited 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" attached

The true and actual consideration for this conveyance is \$1.00.

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:

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 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.



Page 2 Statutory Warranty Deed Escrow No. 31199AM
Dated this
Duane F. Martin, Individually
Duane Martin Ranches, L.P., a California limited partnership
By: Lione To Jacobs  Duane F. Martin, Sr., General Partner
Services.
State of} ss County of
On this day of March, 20158, before me, a Notary Public in and for said state, personally appeared <b>Duane F. Martin</b> , known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
Notary Public for the State of
State of
County of
On this day of March, 20158, before me, a Notary Public in and for said state, personally appeared Duane F. Martin, Sr., as General Partner for Duane Martin Ranches, L.P., a California limited partnership, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within
Instrument and acknowledged to me that he/she/they executed same.  IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
Notary Public for the State of
Residing at:
Commission Expires:

# See Exhibit "A"

#### PARCEL 3

In Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

SECTION 8: All of Section EXCEPT that part lying North of Sprague River and

SECTION 9: All of South 1/2 EXCEPT that part lying North of the Sprague River and

SECTION 10: All of Government Lots 19 through 32, inclusive EXCEPT that part lying North of the Sprague River and

SECTION 11: Government Lots 20, 21, 28 and 29

SECTION 17: Government Lots 1 through 16, inclusive and

SECTION 16: Government Lots 1 through 16 inclusive, Lots 19 through 22, inclusive, and Lots 27 through 30, inclusive and

SECTION 15: The West 1/2 of Government Lot 4, all of Lots 19 through 22, inclusive

EXCEPTING THEREFROM those portions conveyed to the Oregon-California Eastern Railway Company in deed dated June 11, 1928 and recorded June 11, 1928 in Volume 80 in page 458, and also in deed dated May 20, 1927 and recorded May 21, 1927 in Volume 75, in Page 474 Deed records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a portion conveyed to Klamath County for road purposes by deed dated November 24, 1928 and recorded April 23, 1929 in Volume 85 in page 613, Deed Records of Klamath County, Oregon.

### PARCEL 4

Government Lots 27 through 30, inclusive of Section 15, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion conveyed to the Oregon-California Eastern Railway Company in deed dated May 20, 1927 and recorded May 21, 1927 in Volume 75 in page 474, Deed records of Klamath County, Oregon.

### PARCEL 5

All of Government Lots 17, 18, 23, 24, 25, 26, 31 and 32, Section 7, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon; Lots 1 through 16, inclusive in Section 18, Township 36 South, Range 11 East of the Willamette Meridian; Lots 19, 20 and 22, lying Northeasterly of the Northeasterly right of way line of the Sprague River Highway in Section 18, Township 36 South, Range 11 East of the Willamette Meridian.

EXCEPTING that portion deeded to Oregon California & Eastern Railway Company for right of way by deed recorded in Book 80 at page 432 and Book 90 at page 474, Deed Records of Klamath County, Oregon.

AND ALSO EXCEPTING THEREFROM a strip of land 60 feet wide conveyed to Klamath County for road purposes by deed dated November 26, 1928, recorded April 23, 1929 in Book 85 at page 617, Deed Records of Klamath County, Oregon.

# PARCEL 6

A parcel of land situate in the SW1/4 of Section 17, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A permanent easement for a 50 foot road right of way across the East side of the SW1/4 of Section 17, Township 36 South, Range 11 East of the Willamette Meridian as contained in instrument recorded November 10, 1958 in Book 306, page 151, Deed Records of Klamath County, Oregon.

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#### PARCEL 7

A parcel of land situate in Section 16, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

The East 676 feet of the South 676 feet of Section 16, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM any portion lying within the Sprague River Highway.

#### PARCEL 8

Government Lots 17, 18, 23, 24, 25, 26, 31 and 32, in Section 16, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING therefrom any portion lying within the right of way of the O.C.& E. Railroad right of way. ALSO EXCEPTING THEREFROM the East 676 feet of the South 676 feet of said Section 16.

Government Lots 17, 18, 23, 24, 25, 26, 31 and 32 in Section 17, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

# PARCEL 9

The East 1650 feet of that portion of the Southwest quarter of Section 17, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the Northerly 1267.20 feet

### PARCEL 10

In Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon

SECTION 17: Government Lots 20, 21, 28 and 29 EXCEPTING THERFROM the East 1650

feet of the SW 1/4

SECTION 18: Government Lots 17, 18, 23, 24, 25, 26 and 32

EXCEPTING THEREFROM any portion of the above described property lying Southerly of the Sprague River Highway.

## PARCEL 11

Government Lots 17, 18, 23, 24, 25, 26, 31 and 32 of Section 15, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

### PARCEL 12

Government Lots 21 and 22, EXCEPTING the West 990 feet of Government Lot 21 in the SW1/4 of Section 17, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

### PARCEL 13

Government Lots 19 and 20, EXCEPTING the West 990 feet of Government Lot 20 in the SW1/4 of Section 17, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

# PARCEL 14

Government Lots 1, 2, 7, 8, 9, 10, 15 and 16 in Section 13, Township 36 South, Range 10 East, Willamette Meridian, County of Klamath, State of Oregon, EXCEPT any portion thereof lying within the right-of-way of the O.C. & E. Railroad.

A notary public or other officer completing this certificate document to which this certificate is attached, and not the	ate verifies only the identity of the individual who signed the he truthfulness, accuracy, or validity of that document.
State of California ) County of	LANEN J MEYER NOTARY Publi
Date	Here Insert Name and Title of the Officer  MANA Name(s) of Signer(s)
subscribed to the within instrument and acknow	evidence to be the person(s) whose name(s) is/are ledged to me that he/she/they executed the same in is/her/their signature(s) on the instrument the person(s) eted, executed the instrument.
KAREN J. MEYER Commission # 2023546 Notary Public - California Amador County My Comm. Expires Jun 4 2017	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  Signature of Notary Public
	TIONAL
Though this section is optional, completing this	information can deter alteration of the document or s form to an unintended document.
Description of Attached Document Title or Type of Document:	Document Date:
Capacity(ies) Claimed by Signer(s)	
Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator ☐ Other:	☐ Trustee ☐ Guardian or Conservator
Signer Is Representing:	☐ Other:Signer Is Representing:

A notary public or other officer completing this certific document to which this certificate is attached, and not t	ate verifies only the identity of the individual who signed the he truthfulness, accuracy, or validity of that document.
State of California ) County of	KAREN J. Meyer Notang Public
personally appeared	Here Insert Name and Title of the Officer  MANAN  Name(s) of Signer(s)
subscribed to the within instrument and acknow	evidence to be the person(s) whose name(s) is/are ledged to me that he/she/they executed the same in is/her/their signature(s) on the instrument the person(s), cted, executed the instrument.
Though this section is optional, completing this	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  Signature of Notary Public  TIONAL  information can deter alteration of the document or
Description of Attached Document Title or Type of Document:  Number of Pages:  Signer(s) Other Tha	Document Date:
Capacity(ies) Claimed by Signer(s)  Signer's Name:  Corporate Officer — Title(s):  Partner — Limited General Individual Attorney in Fact Guardian or Conservator Other: Signer Is Representing:	Signer's Name:  Corporate Officer — Title(s):  Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing: