



THIS SPACE RESE

**2015-002937**  
**Klamath County, Oregon**  
**04/01/2015 12:24:41 PM**  
**Fee: \$52.00**

After recording return to:

Duane Martin Ranches, L.P., a California limited  
partnership

2021 State Hwy. 88

Ione, CA 95640

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

Duane Martin Ranches, L.P., a California limited  
partnership

2021 State Hwy. 88

Ione, CA 95640

File No. 31199AM

---

### STATUTORY WARRANTY DEED

**Donald T. Lawless and Lewis E. Lawless, as Tenants in Common, each as to an undivided 1/2 interest,**

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"**

The true and actual consideration for this conveyance is \$7,100,000.00.

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.

*Samuel*

Dated this 27 day of March, 2015.

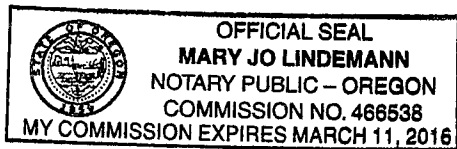
Donald T. Lawless  
Donald T. Lawless

Lewis E. Lawless  
Lewis E. Lawless

State of Oregon } ss  
County of Josephine }

On this 27<sup>th</sup> day of March, 2015, before me, Mary Jo Lindemann a Notary Public in and for said state, personally appeared Donald T. Lawless and Lewis E. Lawless, 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.

Mary Jo Lindemann  
Notary Public for the State of Oregon  
Residing at: 110 Brandy Ln. Grants Pass, OR 97527  
Commission Expires: March 11, 2016



**Exhibit "A"**

PARCEL 1:

A tract of land situated in Sections 2, 3, 9, 10, 11, 15 and 16, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SECTION 2: Government Lot 10 and Government Lot 4, lying Westerly of the mean high water mark of the Klamath River.

SECTION 3: S1/2 S1/2

SECTION 9: NE1/4, E1/2 NE1/4 NW1/4, the East 20 acres of Government Lot 12; the S1/2, lying Easterly of the mean high water mark of the Klamath River.

SECTION 10: All of Section 10, lying North and Westerly of the mean high water mark of the Klamath River.

SECTION 11: Government Lot 6 and Government Lot 1, lying North and Westerly of the mean high water mark of the Klamath River.

SECTION 15: All of Section 15, lying North and Westerly of the mean high water mark of the Klamath River.

SECTION 16: All of Section 16, lying North and Easterly of the mean high water mark of the Klamath River.

PARCEL 2:

Government Lots 3 and 11 in Section 2 and the N1/2 of the S1/2 of Section 3, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.