



2015-011466
Klamath County, Oregon
10/19/2015 02:25:04 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BK Ranch, LLC an Oregon limited liability company

PO Box 644

Condon, OR 97823

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

BK Ranch, LLC an Oregon limited liability company

PO Box 644

Condon, OR 97823

File No. 68116AM

STATUTORY WARRANTY DEED

Cynthia Marie Osterlund, Successor Trustee of the Lillian M. Hill Trust UTAD September 14, 2005, as to an undivided 72.5597% interest and Cynthia Marie Osterlund, Successor Trustee of Trust "B" of the William V. Hill, Sr. and Lillian M. Hill Trust dated July 15, 1991, as to an undivided 27.4403% interest, as to Parcel 1,

and Cynthia Marie Osterlund, Successor Trustee of the Lillian M. Hill Trust UTAD September 14, 2005, as to Parcel 2,

Grantor(s), hereby convey and warrant to

BK Ranch, LLC an Oregon limited liability company,

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:

The property described in Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is \$1,500,000.00.

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

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.

Dated this 15 day of October, 2015

Lillian M. Hill Trust UTAD September 14, 2005

By: Cynthia Marie Osterlund, Successor Trustee
Cynthia Marie Osterlund, Successor Trustee

Trust "B" of the William V. Hill, Sr. and Lillian M. Hill Trust dated July 15, 1991

By: Cynthia Marie Osterlund, Successor Trustee
Cynthia Marie Osterlund, Successor Trustee

State of Oregon } ss
County of Umatilla

On this 15 day of October, 2015, before me, MIKE MARVIN NUNEZ a Notary Public in and for said state, personally appeared Cynthia Marie Osterlund, as Successor Trustee of the Lillian M. Hill Trust UTAD September 14, 2005 and as Successor Trustee of Trust "B" of the William V. Hill, Sr. and Lillian M. Hill Trust dated July 15, 1991, 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.

Mike Marvin Nunez
Notary Public for the State of Oregon
Residing at: HERMISTON, OR
Commission Expires: 4-27-17



EXHIBIT "A"

Parcel One

The following described real property situated in Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows

Section 10: ALL

Section 15: ALL EXCEPT portion conveyed to Klamath County, Oregon by Deed recorded in Volume 288, page 189

Section 20: E 1/2 NE 1/4, that portion of SE 1/4 SE 1/4 lying Northeasterly of Sprague River

Section 21: E 1/2 NW 1/4, E 1/2, W 1/2 NW 1/4, SW 1/4

Section 22: ALL

Section 23: ALL EXCEPT the following described portion thereof,

Beginning at a point 100 feet West of the Southeast corner of SW 1/4 SE 1/4 of said Section 23, thence North 200 feet, thence West 200 feet, thence South 200 feet, thence East 200 feet to the place of beginning, and ALSO EXCEPTING portion conveyed to Klamath County, Oregon, by deed recorded in Volume 288 at page 189

Section 28: Beginning at the Northeast corner of said Section 28, thence West on the North line of said Section 28, 160 rods to the Northwest corner of the NE 1/4 of Section 28, thence South on the West line of said NE 1/4 of Section 28, 120 feet, thence in a Northeasterly direction in a straight line to a point on the East line of said Section 28, 86 feet South of the place of beginning, thence North on the East line of said Section 28 to the place of beginning

That portion of the NW 1/4 NW 1/4 lying Northerly of Sprague River and Northwesterly of the BK Canal

Parcel Two

N 1/2 S 1/2 NE 1/4 NE 1/4 of Section 9, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT those portion lying within County road right of ways