



2015-013806

Klamath County, Oregon

12/28/2015 10:04:42 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James E. Molini Sr. and Mincha C. Molini2915 Sahalee Drive EastSammamish, WA 98074Until a change is requested all tax statements  
shall be sent to the following address:James E. Molini Sr. and Mincha C. Molini2915 Sahalee Drive EastSammamish, WA 98074File No. 80035AM

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**STATUTORY WARRANTY DEED****RLF Running Y Ranch, LLC, a Colorado Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**James E. Molini Sr. and Mincha C. Molini, as Tenants by the Entirety,**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:

**Parcel 3 of Land Partition 25-13 being a replat of Parcel 3 of Minor L.P. 55-83, situated in the W1/2 of  
Section 26, E1/2 of Section 27, Sections 34 and 35, ad the SW1/4 of Section 36 all in Township 38 South,  
Range 8 East of the Willamette Meridian and the NE1/4 of Section 2, Township 39 South, Range 8 East of the  
Willamette Meridian, Klamath County, Oregon. recorded on February 4, 2014 in Instrument number 2014-  
001005, Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$295,000.00.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.

Dated this 14<sup>th</sup> day of December, 2015

RLF Running Y Ranch, LLC, a Colorado Limited Liability Company

By: [Signature]  
Aaron M. Patsch, Authorized Representative

State of Colorado } ss  
County of Denver }

On this 14<sup>th</sup> day of December, 2015, before me,  
Susan Jend a Notary Public in and for said state, personally  
appeared Aaron m. Patsch, Authorized Representative for RLF Running Y Ranch , LLC a Colorado Limited Liability Company,  
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.

Susan Jend  
Notary Public for the State of Colorado  
Residing at: 1520 16<sup>th</sup> St Suite 300, Denver, CO 80202  
Commission Expires: November 7, 2016

SUSAN JEND  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID # 20124071314  
MY COMMISSION EXPIRES NOVEMBER 07, 2016