

2016-001652

Klamath County, Oregon 02/19/2016 04:08:26 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recordi	ng return to:
	Ranches LLC, an Oregon limited liability
company	
9350 Hwy.	66
Klamath Fa	lls, OR 97603
shall be sent E.G. Kerns company	ge is requested all tax statements to the following address: Ranches LLC, an Oregon limited liability
9350 Hwy.	The state of the s
Klamath Fa	lls, OR 97603
File No.	30236AM

STATUTORY WARRANTY DEED

Kuhler Dobson, LLC, a California Limited Liability Company,

Grantor(s), hereby convey and warrant to

E.G. Kerns Ranches 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:

Parcel 1 of Land Partition 18-15, situated in the E1/2 of Section 27, The E1/2 of Section 34, and the SW1/4 SW1/4 of Section 35, Township 39 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, filed January 22, 2016 in Instrument No. 2016-000641.

The true and actual consideration for this conveyance is \$338,000.00.

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.

Page 2 Statutory Warranty Deed			
Escrow No. 30236AM			
Dated this 16 day of February	<u>'. 2616.</u>		
Kuhler Dobson, LLC,			
a California Limited Liability Gompany By: Christy Limited Liability Gompany			
Christopbler M. Dobson, Managing Member			
State of} ss			
On this day of February 2016, before me,			
said state, personally appeared Christopher M. Dobso	on Managing Memb	er for Kuhler Dobcon	a Notary Public in and fo
company, known or ideposited to me to be the r	nerson(s) whose no	me(s) is/are subscribe	d to the within instead liability
The state of the tractic shering the executed tamp			
IN WITNESS WHEREOF, I have hereunto set my ha	and and affixed my o	official seal the day and	year in this certificate first above
written.			
	Sll.	attac	K 20X /
		0,0000	
Notary Public for the State of			
Residing at:	_		
Commission Expires:	- 4		-

<u>...</u> :

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate document to which this certificate is attached, and not the transfer of the completion of the certificate is attached.	verifies only the identity of the individual who signed the ruthfulness, accuracy, or validity of that document.			
State of California) County of <u>Sonoma</u>) On <u>February 16, 2016</u> before me, <u>Meri</u> Date personally appeared <u>Christopher</u> M	lee Maystrovich Notary Public Here Insert Name and Title of the Officer Dobson Name(s) of Signer(s)			
who proved to me on the basis of satisfactory even subscribed to the within instrument and acknowled his/her/their authorized capacity(i)s), and that by his/hor the entity upon behalf of which the person acted	ged to me that he/ske/they executed the same in er/their signature(s) on the instrument the person(s),			
MERILEE MAYSTROVICH Commission # 2092831 Notary Public - California	entify under PENALTY OF PERJURY under the laws the State of California that the foregoing paragraph rue and correct. TNESS my hand and official seal. Inature May May Rublic Signature of Notary Rublic			
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document. Description of Attached Document Title or Type of Document: Statutory Warranty Deed Document Date: Number of Pages: 3 Signer(s) Other Than Named Above:				
Capacity(ies) Claimed by Signer(s) Signer's Name: Christopher M. Dobson Corporate Officer — Title(s): Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing:	Signer's Name: Corporate Officer — Title(s): Partner —			