



2016-005639
Klamath County, Oregon
05/31/2016 10:34:53 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

J & C Farms LLC

P.O. Box 359

Chiloquin, OR 97624

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

J & C Farms LLC

P.O. Box 359

Chiloquin, OR 97624

File No. 103934AM

STATUTORY WARRANTY DEED

Margaret D. Osepian, Successor Trustee of The Robert Siroonian Family Trust dated January 3, 1994,

Grantor(s), hereby convey and warrant to

J & C Farms LLC ,

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 following described real property in Klamath County, Oregon:

A parcel of land situated in the NE1/4 of Section 30, Township 35 South, Range 7 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northwest corner of Government Lot 2 of said Section 30; thence East along the North line of said Section 30, 437.00 feet; thence South 08° 07' East, 987.7 feet to the Westerly bank of the Williamson River; thence Southwesterly along said river bank, 720 feet more or less to the point of intersection of the West line of Government Lot 12 with said River bank; thence leaving said river bank West, 330 feet more or less; thence North 792 feet to the Northwest corner of the E1/2E1/2 of Government Lot 8; thence East along the North line of said Government Lot 8, 330 feet to the Northeast corner thereof; thence North along the West line of said Government Lot 2, 660 feet tot the point of beginning.

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.

Dated this 21 day of May 2016.

Robert Siroonian Family Trust dated January 3, 1994

Margaret D. Osepian Successor Trustee
Margaret D. Osepian, Successor Trustee

State of _____ } ss
County of _____ }

SEE ATTACHED
"ACKNOWLEDGMENT"

On this _____ day of _____, before me, _____ a Notary Public in and for said state, personally appeared Margaret D. Osepian, Successor Trustee, 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 ATTACHED
"ACKNOWLEDGMENT"

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

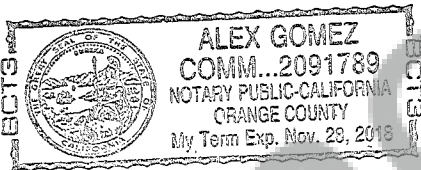
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Orange)
 On 5-21-16 before me, Alex Gomez,
 Date Here Insert Name and Title of the Officer
 personally appeared Margaret Diane Osepien
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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 al [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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: _____ Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____