

**2016-006123****Klamath County, Oregon****06/10/2016 02:22:50 PM****Fee: \$57.00**

AFTER RECORDING, RETURN TO:

Traynham Ranches, LLC  
1881 Brophy Road  
Eagle Point, OR 97524

UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:

Traynham Ranches, LLC  
1881 Brophy Road  
Eagle Point, OR 97524

**WARRANTY DEED**

1789 LAND COMPANY LLC, an Oregon limited liability company, Grantor, conveys and warrants to TRAYNHAM RANCHES, LLC, an Oregon limited liability company, Grantee, that certain real property located in Klamath County, Oregon, and more particularly described on Exhibit A attached hereto, free of all liens and encumbrances except those set forth on Exhibit B attached hereto.

The true consideration for this conveyance is the exchange of like-kind real property pursuant to a tax-deferred exchange under Section 1031 of the Internal Revenue Code.

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 8<sup>th</sup> day of June, 2016.

GRANTOR:

1789 LAND COMPANY LLC, an Oregon  
limited liability company

By:

Edward L. Maletis, Authorized Member

STATE OF WASHINGTON )

) SS.

County of King

On this 8 day of June, 2016, before me personally appeared Edward L. Maletis to me known to be an Authorized Member of 1789 Land Company LLC, an Oregon limited liability company, that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed by official seal the day and year first above written.

Notary Public  
State of Washington  
JENNIFER L REITZ  
My Appointment Expires Jan 27, 2020

Notary Public in and for the State

Residing at 5803-14th Ave SE, Bellevue, WA 98006  
My commission expires Jun. 27, 2020

My commission expires Jan. 27, 2020

## **EXHIBIT A**

### **Legal Description**

Parcel 1 of Land Partition 02-16 situated in the E 1/2 NE 1/4, E 1/2 SE 1/4, SW 1/4 SE 1/4, SE 1/4 SW 1/4 of Section 29, and the NE 1/4 NW 1/4, N 1/2 NE 1/4, S 1/2 N 1/2 Lying South of Seven Mile Road, and the SE 1/4, SW 1/4 Excepting the West 360' of Section 32 and All of Section 33, in Township 33 South, Range 7 1/2 East, of the Willamette Meridian, Klamath County, Oregon and that portion of Government Lots 1, 2, 3 and 4 of Section 4 and Government Lot 1 of Section 5, in Township 34 South, Range 7 1/2 East, of the Willamette Meridian, Klamath County Oregon, more particularly described as follows: Beginning at the quarter Section corner on the North line of Section 4; thence South along the East line of Government Lots 1 and 4, 1989.5 feet; thence North 62°37'West 4328.3 feet to the North line of Section 5; thence East along the North line of Section 5 and 4, 3862 feet, more or less to the point of beginning. Recorded May 19, 2016 in Instrument No. 2016-005266.

## **EXHIBIT B**

### **Permitted Exceptions**

1. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
2. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
3. Special Assessment disclosed by the Klamath tax rolls:  
For: Wood River District Improvement Company
4. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
5. The provisions contained in Patents,  
Instrument No.: Volume 6, page 543, Deed Records.  
Volume 11, page 383, Deed Records  
As follows: See patents for particulars.
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: County of Klamath, Oregon  
Recorded: March 24, 1872  
Instrument No.: M72, page 3142