



2016-006630

Klamath County, Oregon

06/23/2016 10:09:28 AM

Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Staunton Holdings, LLC an Oregon Limited Liability
Company

485 Country Road 102

Tulelake, CA 96134

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

Staunton Holdings, LLC an Oregon Limited Liability
Company

485 Country Road 102

Tulelake, CA 96134

File No. 96408AM

STATUTORY WARRANTY DEED

James R. Halpenny and Lynne S. Halpenny,
as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Staunton Holdings, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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 20 day of June, 2016

James R. Halpenny
James R. Halpenny
Lynne S. Halpenny
Lynne S. Halpenny

State of Oregon } ss
County of Klamath }

On this _____ day of June, 2016, before me, _____ a Notary Public in and for said state, personally appeared James R. Halpenny and Lynne S. Halpenny, 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.

SEE ATTACHED
PROPER
CALIFORNIA
ACKNOWLEDGEMENT

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires:

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 Shasta) ss.

On June 20, 2016 Scott E. Lewis before me,

Notary Public personally appeared James R. Halpenny & Lynne S. Halpenny
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 _____

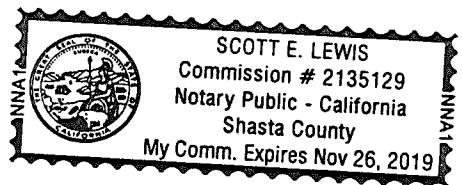


EXHIBIT 'A'

PARCEL 1:

The SE1/4SW1/4 and all that part of the NE1/4SW1/4 of Section 2, Township 41 South, Range 11 East of the Willamette Meridian, lying South of the Right of Way of the U.S. Government Canal "D".

SAVE AND EXCEPTING from the above tract that part conveyed to Klamath County as described in Deed Book 270, page 601.

PARCEL 2:

The SW1/4 of SW1/4 of Section 2, Township 41 South, Range 11 East, Willamette Meridian, and that portion of NW1/4SW1/4 of Section 2, Township 41 South, Range 11 East, Willamette Meridian, lying South of the present Government Canal; and that portion of the following described triangular parcel of land lying South of the present Government Canal in the E1/2SE1/4, Section 3, Township 41 South, Range 11 East, Willamette Meridian, described as follows:

Beginning at the Northeast corner of the SE1/4 of Section 3; thence South on the Section line between Sections 2 and 3, to the Southeast corner of Section 3; thence West on the South line of Section 3, 125 feet; thence Northeasterly to the place of beginning.

SAVE AND EXCEPTING from the above tract that part conveyed to Klamath County as described in Deed Book 270, page 601.

PARCEL 3:

The S1/2 SW1/4 of Section 1, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. EXCEPT that portion conveyed to the United States of America by Deed recorded November 27, 1906 in Volume 21, page 511, Deed Records of Klamath County, Oregon. ALSO EXCEPTING that portion conveyed to Klamath County by Deed recorded November 24, 1954 in Volume 270, page 601, Deed Records of Klamath County, Oregon.