



2016-007022
Klamath County, Oregon
07/01/2016 02:09:05 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tyler T. Martinez and Patricia L. Martinez

19995 Callahan Rd

Red Bluff, CA 96080

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

Tyler T. Martinez and Patricia L. Martinez

19995 Callahan Rd

Red Bluff, CA 96080

File No. 111186AM

STATUTORY WARRANTY DEED

Famoso Cattle Co., Inc., a California Corporation,

Grantor(s), hereby convey and warrant to

Tyler T. Martinez and Patricia L. Martinez, with right of survivorship,

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:

SUBJECT TO THE 2016-2017 REAL PROPERTY TAXES, A LIEN NOT YET DUE AND PAYABLE

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 1 day of July, 2016.

Famoso Cattle Co., Inc.

By

David Thompson
David Thompson, President

By

Cindy Thompson
Cindy Thompson, Secretary

State of Oregon }ss.
County of Klamath }

On this 1st day of July, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared David Thompson and Cindy Thompson known to me to be the President and Secretary of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Marie Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-19-19

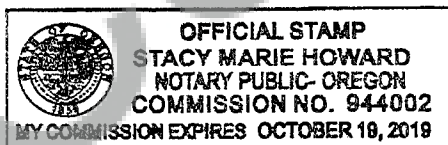


EXHIBIT "A"

The following described real property situated in Klamath County, Oregon:\

Government Lot 4, E1/2 SW1/4, S1/2 SE1/4 and NW1/4 SE1/4 of Section 31, Township 38 South, Range 11 1/2 East of the Willamette Meridian.

Government Lots 1, 2, and 3 of Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian.

A piece or parcel of land situated in the S1/2 NE1/4 of Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian, and more particularly described as follows: Beginning at a point North 89° 50 1/2 ' West 613.6 feet from the Northeast corner of the SE1/4 NE1/4 of said Section 6; thence South 29° 10' West 269.4 feet; thence South 85° 39 1/2 ' West 606.2 feet; thence North 86° 05' West 569.7 feet; thence North 29° 38' West 278.9 feet; thence North 60° 10' West 8.4 feet to a point on the Northerly boundary of the S1/2 NE1/4 of said Section 6; thence South 89° 50 1/2 East 1449.4 feet, more or less, to the point of beginning.

A piece or parcel of land situated in Government Lot 4, Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian, and more particularly described as follows: Beginning at the Northwestern corner of said Government Lot 4; thence along the Northerly boundary of said Government Lot 4, South 89° 50 1/2 East 549.4 feet to the Northeast corner of said Government Lot 4; thence South 0° 08' West 511 feet; thence North 57° 25' West 651 feet to the Westerly boundary of said Government Lot 4; thence North 0° 07' East 161.9 feet, more or less, to the point of beginning.

Excepting, however, the following described property:

A piece or parcel of land situated in Government Lots 2 and 3, Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian, and more particularly described as follows: Beginning at the Southwest corner of said Government Lot 3; thence South 89° 50 1/2 East 1831.5 feet along the Southerly boundaries of said Government Lots 2 and 3 to a point in the Southerly boundary of said Government Lot 2; thence North 60° 10' West 959.2 feet; thence North 75° 31' West 1031.2 feet to a point in the Westerly boundary of said Government Lot 3; thence along the Westerly boundary of said Government Lot 3, South 0° 08' West 730 feet, more or less, to the point of beginning.

Also Excepting a piece or parcel of land situated in Government Lot 1, Section 6, Township 39 South, Range 11 1/2 East of the Willamette Meridian, and more particularly described as follows:

Beginning at a point 30.3 feet West of the Southeast corner of said Government Lot 1, in the Westerly road right of way fence of the County road running Northerly along the Easterly boundary of said Government Lot 1; thence North 0° 09 1/2' East along said County Road right of Way 866.9 feet; thence South 46° 44 1/2 West 295.3 feet thence South 29° 10' West 759.6 feet to the South boundary of said Government Lot 1; thence Easterly along said Southerly boundary of Government Lot 1, South 89° 50 1/2' East 583.3 feet, more or less, to the point of beginning.

