

AmeriTitle  
MTC 93899 AM

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO,  
AND MAIL TAX STATEMENTS TO:

TRIPLE CROWN HOLDINGS, LP  
13501 Arbolado Court  
Bakersfield, California 93314

Klamath County Parcel Identification Nos. R875572, R875573 and  
R875574 Deschutes County Taxlot No. 151321B003900

2016-009598  
Klamath County, Oregon  
09/09/2016 12:13:00 PM  
Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**WARRANTY DEED**

**(KLAMATH FALLS, OREGON)**

FOR GOOD AND VALUABLE CONSIDERATION, the adequacy and receipt of which is hereby acknowledged, **KING AND GARDINER FARMS, LLC**, a California limited liability company ("Grantor"), as the grantor, hereby BARGAINS, CONVEYS, GRANTS and TRANSFERS to **TRIPLE CROWN HOLDINGS, LP**, a California limited partnership ("Grantee"), as the grantee, all of Grantor's interest in that certain undeveloped commercial real property identified as Klamath Fall County Parcel Identification Nos. R875572, R875573 and R875574, and legally described in Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth at length (the "Property"). The Property includes, without limitation and without warranty or recourse to Grantor, the following: (i) any and all amenities, appurtenances, betterments, buildings, fixtures, structures and other improvements in, on or under, or affixed to the Property, whether above- or belowground, including, without limitation, such fixtures that would be considered for a trade, manufacture, ornamental or domestic use pursuant and subject to 2013 Oregon Revised Statutes Section 72A.3090(1)(a); (ii) any and all benefits, easements, licenses, privileges, rights, rights-of-way, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to the Property; (iii) all right, title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any alley, avenue, boulevard, concourse, drive, freeway, highway, path, road, street, thoroughfare or way, open or proposed, adjoining the Property; (iv) all water, water agreements or contracts, water rights (whether riparian, appropriative, groundwater, overlying, prescriptive, surface water or otherwise, and whether or not appurtenant), and water stock in, relating to or used in connection with the Property, and owned by Grantor and not reserved or excepted in prior deeds of record, if any; (v) any and all oil, gas and other hydrocarbon substances, and minerals on, in or underlying the Property, including, without limitation, all coal, metals, ores, sand, gravel and the like, on, in or underlying the Property owned by Grantor and not reserved in prior deeds of record; and, (vi) all rights to the present or future use of wastewater, wastewater capacity, storm drainage, water, sewer and utilities and other facilities and services, in each case to the extent same pertain to or benefit the Property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereinafter acquired.


TO HAVE AND TO HOLD the Property, with its appurtenances unto Grantee and its successors and assigns forever. Grantor does hereby covenant to and with Grantee that it is the owners in fee simple of the Property; that the Property is free from all encumbrances EXCEPT:

1. A LIEN TO SECURE PAYMENT OF CURRENT REAL PROPERTY TAXES NOT YET DUE AND PAYABLE; AND,
2. ALL OTHER MATTERS OF PUBLIC RECORD RECORDED AGAINST THE PROPERTY AS OF THE DATE HEREOF,

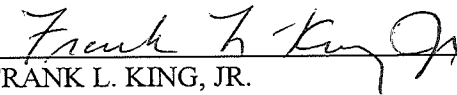
and that Grantor will warrant and defend the same from all lawful claims whatsoever.

DATED: July 31, 2016

**KING AND GARDINER FARMS, LLC**, a California limited liability company ("Grantor")

By:   
DAVID E. KING  
Its: Co-Manager

By: \_\_\_\_\_  
HOLLY A. KING  
Its: Co-Manager

By:   
FRANK L. KING, JR.  
Its: Co-Manager

By: \_\_\_\_\_  
LAURIE KING PIEPENBRINK  
Its: Co-Manager

By: V LIONS MANAGEMENT, LLC, a Nevada limited liability company authorized to do business in California as GARDINER V LIONS MANAGEMENT, LLC  
Its: Co-Manager

By: \_\_\_\_\_  
KEITH B. GARDINER  
Its: Manager

[ACKNOWLEDGEMENTS ATTACHED]

118/45900-43/TRANSACTION DOCS/WARRANTY DEED KLAMATH FALLS OR 4

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**KING AND GARDINER FARMS, LLC**, a California limited liability company ("Grantor")

By: \_\_\_\_\_  
DAVID E. KING

Its: Co-Manager

By: Holly A. King  
HOLLY A. KING

Its: Co-Manager

By: \_\_\_\_\_  
FRANK L. KING, JR.

Its: Co-Manager

By: \_\_\_\_\_  
LAURIE KING PIEPENBRINK

Its: Co-Manager

By: V LIONS MANAGEMENT, LLC, a Nevada limited liability company authorized to do business in California as GARDINER V LIONS MANAGEMENT, LLC

Its: Co-Manager

By: \_\_\_\_\_  
KEITH B. GARDINER

Its: Manager

[ACKNOWLEDGEMENTS ATTACHED]

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By: \_\_\_\_\_

HOLLY A. KING

Its: Co-Manager

By: \_\_\_\_\_

FRANK L. KING, JR.

Its: Co-Manager

By: *Laurie King Piepenbrink*

LAURIE KING PIEPENBRINK

Its: Co-Manager

By: V LIONS MANAGEMENT, LLC, a Nevada limited liability company authorized to do business in California as GARDINER V LIONS MANAGEMENT, LLC

Its: Co-Manager

By: \_\_\_\_\_

KEITH B. GARDINER

Its: Manager

[ACKNOWLEDGEMENTS ATTACHED]

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Its: Co-Manager

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FRANK L. KING, JR.

Its: Co-Manager

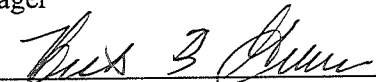
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LAURIE KING PIEPENBRINK

Its: Co-Manager

By: V LIONS MANAGEMENT, LLC, a Nevada limited liability company authorized to do business in California as GARDINER V LIONS MANAGEMENT, LLC

Its: Co-Manager

By:  \_\_\_\_\_

KEITH B. GARDINER

Its: Manager

[ACKNOWLEDGEMENTS ATTACHED]

118/45900-43/TRANSACTION DOCS/WARRANTY DEED KLAMATH FALLS OR 4

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENTS**

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 Oregon )  
 )ss.  
COUNTY OF Klamath )

On September 6, 2016, before me, Donna M. Hoffman, a Notary Public, personally appeared DAVID E. KING, 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(ies) 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.

Donna M Hoffman  
NOTARY PUBLIC



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 )  
 )ss.  
COUNTY OF KERN )

On September \_\_\_\_, 2016, before me, \_\_\_\_\_, a Notary Public, personally appeared HOLLY A. KING, 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(ies) upon behalf of which the person(s) acted, executed the instrument.

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WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC

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STATE OF \_\_\_\_\_ )  
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COUNTY OF \_\_\_\_\_ )

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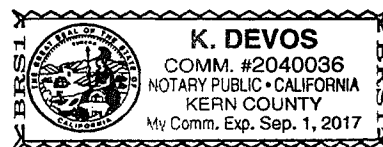
STATE OF CALIFORNIA )  
 )ss.  
COUNTY OF KERN )

On September 7, 2016, before me, K. De Vos, a Notary Public, personally appeared HOLLY A. KING, 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(ies) 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]  
NOTARY PUBLIC



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STATE OF Oregon )  
 )ss.  
COUNTY OF Klamath )

On September 6, 2016, before me, Donna M. Hoffman, a Notary Public, personally appeared FRANK L. KING, JR., 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(ies) upon behalf of which the person(s) acted, executed the instrument.

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WITNESS MY HAND AND OFFICIAL SEAL.

Donna M Hoffman  
NOTARY PUBLIC



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STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On September \_\_\_\_, 2016, before me, \_\_\_\_\_, a Notary Public, personally appeared LAURIE KING PIEPENBRINK, 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(ies) upon behalf of which the person(s) acted, executed the instrument.

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WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
NOTARY PUBLIC



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STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On September \_\_\_\_, 2016, before me, \_\_\_\_\_, a Notary Public, personally appeared FRANK L. KING, JR., 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(ies) upon behalf of which the person(s) acted, executed the instrument.

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\_\_\_\_\_  
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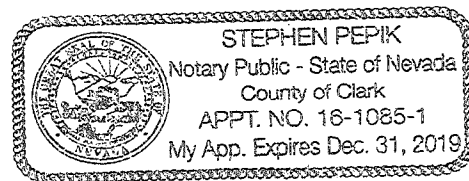
STATE OF Nevada )  
 )ss.  
COUNTY OF Clark )

On September 6<sup>th</sup>, 2016, before me, Stephen Pepik, a Notary Public, personally appeared LAURIE KING PIEPENBRINK, 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(ies) upon behalf of which the person(s) acted, executed the instrument.

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WITNESS MY HAND AND OFFICIAL SEAL.

Stephen Pepik 09/06/16  
NOTARY PUBLIC



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENTS

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STATE OF CALIFORNIA           )  
  )ss.  
COUNTY OF KERN                   )

On September 2, 2016, before me, K. Devos, a Notary Public, personally appeared KEITH B. GARDINER, 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(~~ies~~) 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.

K. Devos  
NOTARY PUBLIC



**EXHIBIT "A"**

**The Legal Description of the Property**

Lots 4, 5 and 6 TRACT 1293, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Klamath County Parcel Identification Nos. R875572, R875573 and R875574