

2017-007090

Klamath County, Oregon



00205925201700070900040043

RECORDING REQUESTED BY:

Steven D. Siner, Esq.
Hoge, Fenton, Jones & Appel, Inc.

06/28/2017 11:22:10 AM

Fee: \$57.00

**WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:**

Bert Elworthy
10444 Crow Canyon Road
Castro Valley, CA 94552

STATUTORY WARRANTY DEED

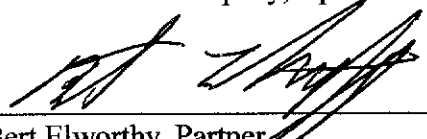
M & B Cattle Company, a partnership, Grantor, conveys and warrants to Bert Elworthy, a married man as his sole and separate property, as to an undivided 50% interest and Mark Elworthy, an unmarried man as his sole and separate property, as to an undivided 50% interest, Grantees, the real property described on Exhibit A attached hereto and incorporated herein free of encumbrances except all those of record and those apparent upon the land as of the date of this deed.

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

The true consideration for this conveyance is \$0.00.

M & B Cattle Company, a partnership

Dated: 6/12/17


Bert Elworthy, Partner

Dated: 6/12/17


Mark Elworthy, Partner

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ALL PURPOSE ACKNOWLEDGMENT

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.

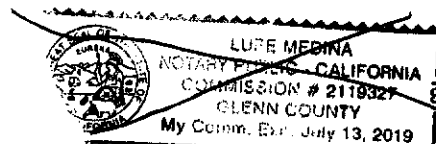
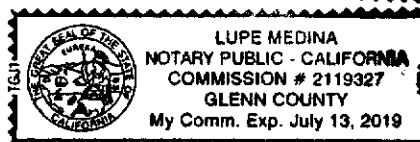
State of California)
County of Glenn)

On June 12, 2017, before me, Lupe Medina, a Notary Public, personally appeared BERT ELWORTHY 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 [Signature] (Seal)



ALL PURPOSE ACKNOWLEDGMENT

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 Glenn)

On June 12, 2017, before me, Lupe Medina, a Notary Public, personally appeared MARK ELWORTHY 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.

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Signature  (Seal)

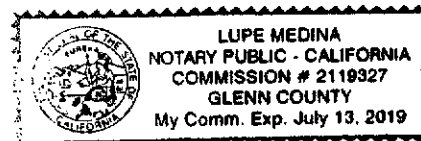


EXHIBIT A
LEGAL DESCRIPTION

In Township 41 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SECTION 1: The W1/2

SECTION 2: All

SECTION 3: All that portion of Government Lots 8 and 9, the S1/2 NE1/4 and the SE1/4 lying East of the centerline of the West Canal.

SECTION 10: The NE1/4 NE1/4

SECTION 11: All, EXCEPT the SW1/4 SW1/4

ALSO EXCEPTING THEREFROM, a tract of land situated in the SW1/4 NW1/4 and in the NW1/4 SW1/4 of Section 11, Township 41 South, Range 8 East of the Willamette Meridian Klamath County, Oregon and being more particularly described as follows:

Beginning at the Northwest Corner of said SW1/4 NW1/4; thence North 89 degrees 45' 04" East on the North line of said SW1/4 NW1/4, 299.60 feet to the Centerline of the West Canal; thence Southerly on said Centerline the following courses and distances: South 33 degrees 21' 28" East, 234.94 feet; South 27 degrees 13' 17" East, 1192.99 feet; South 07 degrees 47' 40" East, 1391.51 feet to a point on the South Line of said NW1/4 SW1/4; thence South 89 degrees 43' 36" West on said South Line, 1163.23 feet to the Southwest Corner of said NW1/4 SW1/4; thence North on the West Line of said NW1/4 SW1/4, 1320.00 feet to the Northwest Corner of said NW1/4 SW1/4; thence North on the West Line of said SW1/4 NW1/4, 1320.00 feet to the point of beginning.

SECTION 12: The W1/2

SECTION 13: the N1/2 NW1/4 and Lots 3 and 4

SECTION 14: The N1/2 NE1/4, the NE1/4 NW1/4, and Lots 1, 2, 3 and 4