

2019-007197

Klamath County, Oregon



00242774201900071970020025

06/26/2019 01:21:08 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

3M Livestock, LLC
P.O. Box 88
Beatty, OR 97621
Grantor

Five Mile Ranch, LLC
3827 Marshall Avenue
Carmichael, CA 95608
Grantee

After recording return to and send all tax statements
Grantee

KNOW ALL MEN BY THESE PRESENTS, that 3M LIVESTOCK, LLC, an Oregon Limited Liability Company, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to FIVE MILE RANCH, LLC, an Oregon Limited Liability Company, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

E ½ of the SE 1/4 of Section 12, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is \$30,800.00.

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,

Scott MacArthur
Returned at Counter

SECTIONS 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 24th day of June, 2019.

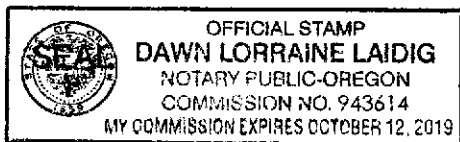
3M Livestock, an Oregon Limited Liability Company.

By: [Signature]
Michael Mastagni, Member

By: [Signature]
Catherine Mastagni, Member
Katharine

STATE OF OREGON,)
) ss.
COUNTY OF KLAMATH)

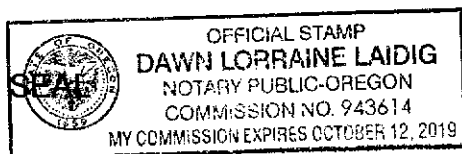
Subscribed and sworn to (or affirmed) before me on June 24, 2019,
by Michael Mastagni, doing business as 3M Livestock, LLC, an Oregon Limited Liability Company,
proved to me on the basis of satisfactory evidence to be the person who appeared before me.



Before me: [Signature]
Notary Public for Oregon
My Commission expires: 10/12/19

STATE OF OREGON,)
) ss.
COUNTY OF KLAMATH)

Subscribed and sworn to (or affirmed) before me on June 24, 2019,
by Catherine Mastagni, doing business as 3M Livestock, LLC, an Oregon Limited Liability Company,
proved to me on the basis of satisfactory evidence to be the person who appeared before me.



Before me: [Signature]
Notary Public for Oregon
My Commission expires: 10/12/19