

2019-007199

Klamath County, Oregon



00242776201900071990030036

06/26/2019 01:21:15 PM

Fee: \$92.00

**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:

Exhibit "A" attached hereto and incorporated herein by this reference.

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 \$625,000.00.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855,

Scott MacArthur  
Returned at Counter

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

Dated this 24<sup>th</sup> day of June, 2019.

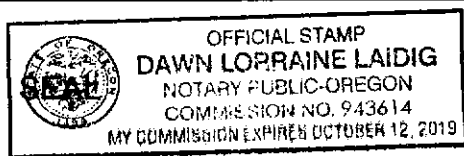
3M Livestock, an Oregon Limited Liability Company.

By: [Signature]  
Michael Mastagni, Member

By: [Signature]  
Catherine Mastagni, Member

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] 24  
Notary Public for Oregon 10/12/19  
My Commission expires: \_\_\_\_\_

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] 24  
Notary Public for Oregon 10/12/19  
My Commission expires: \_\_\_\_\_

Exhibit "A"

Parcel 1:

Lots 2, 3, 4, 5, 6, 7 and 8 in Block 12 of SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

Parcels 1, 2 and 3 of Land Partition 51-92 situated in the S1/2 of the SE1/4 of Section 36, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and the N1/2 NE1/4 of Section 1, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

The S1/2 SE1/4 SE1/4 SW1/4 of Section 36, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4:

The N1/2 SE1/4 SE1/4 SW1/4 of Section 36, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 5:

The W1/2 NW1/4 SE1/4 of Section 36, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 6:

The E1/2 NW1/4 SE1/4 of Section 36, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.