

2019-007495

Klamath County, Oregon



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07/02/2019 02:30:34 PM

Fee: \$87.00

Grantor's Name and Address

Drost Land Company, LLC
11190 Range Line Road
Weston, Ohio 43569

Grantee's Name and Address

JRD Cattle Co., LLC
22700 Schaupp Road
Klamath Falls, OR 97603

After Recording Return to:

JRD Cattle Co., LLC
22700 Schaupp Road
Klamath Falls, OR 97603

Until requested otherwise, send all
tax statements to:

JRD Cattle Co., LLC
22700 Schaupp Road
Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

Drost Land Company, LLC, a Texas Limited Liability Company,

Grantor, does hereby convey and warrant to

JRD Cattle Company, LLC, an Oregon Limited Liability Company,

Grantee, the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Legal description attached hereto and made a part hereof marked Exhibit "A"

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,500,000.00.

The above- described property is free of encumbrances except all those items of record, if any, as of the date of the this deed 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, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Date this 25th day of June, 2019

Drost Land Company, LLC, a Texas Limited Liability Company

By: 

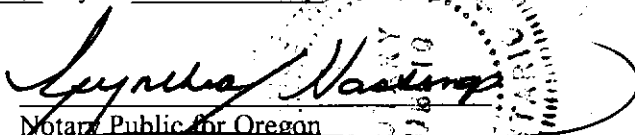
Lawrence Drost, Member

STATE OF OREGON)

: ss.

County of Klamath)

This instrument was acknowledged before me on this 25th day of June, 2019, by


Notary Public for Oregon

My Commission Expires: does not expire.

EXHIBIT "A"
LEGAL DESCRIPTION

Government Lots 13, 14, 19 and 20 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom those portions of Government Lots 19 and 20 lying Southerly of the irrigation canal, as conveyed by deed recorded February 5, 1965, in Volume 359, Page 207, Klamath County Deed Records.

Also excepting therefrom all that portion lying within Schaupp Road.

Government Lots 7, 10, 15, 16 and 17 of Section 4, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom those portions of Government Lots 7 and 10, as conveyed to the United States of America by deed Recorded August 30, 1912 in Volume 37 Page 591, Klamath County Deed Records.

And also being described as follows:

Unsurveyed Parcels 1, 2 and 3 of Land Partition 107-06, situated in the E1/2 of Section 4 and the W1/2 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, as recorded August 23, 2007 as 2007-014836, records of Klamath County, Oregon

R103701 R-4011-00000-00500-000

R587421 R-4011-00000-00500-000

R894530 R-4011-00000-00501-000

R103649 R-4011-00300-00900-000

R604000 R-4011-00300-00900-000