



THIS SPACE RESERVED FOR

**2019-008501**

**Klamath County, Oregon**

07/26/2019 03:36:02 PM

Fee: \$97.00

After recording return to:

Stephen Napier and Mary Anna Napier,  
Trustees of the Napier Trust dated June 11, 2003

PO Box 1361

Chiloquin, OR 97624

Until a change is requested all tax statements shall be  
sent to the following address:

Stephen Napier and Mary Anna Napier,  
Trustees of the Napier Trust dated June 11, 2003

PO Box 1361

Chiloquin, OR 97624

File No. 309272AM

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### STATUTORY WARRANTY DEED

**Janico, LLC, a California limited liability company,**

Grantor(s), hereby convey and warrant to

**Stephen Napier and Mary Anna Napier, Trustees of the Napier Trust dated June 11, 2003,**

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

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$275,000.00.

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:

**2019-2020 Real Property Taxes, a lien not yet due and payable**

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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.

Dated this 24 day of July 2019, \_\_\_\_\_.

Janico, LLC, a California limited liability company

By: [Signature]  
Janice K. Hester, Manager

State of California } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2019, before me, \_\_\_\_\_, a Notary Public in and for said state, personally appeared Janice K. Hester known or identified to me to be the Managing Member in the Limited Liability Company known as Janico, LLC a California limited liability company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for the State of California  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

See Attached Certificate  
ACT

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

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.

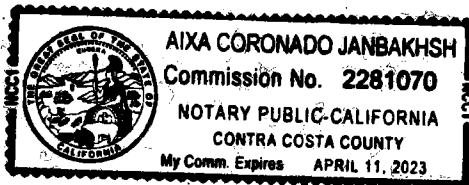
State of California

County of CONTRA COSTA }

On JULY 24, 2019 before me, Aixa Coronado Janbakhsh, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared JANICE K HESTER  
Name(s) of Signer(s)

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 of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Statutory Warranty Deed

Document Date: JULY 24- 2019 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: JANICE K HESTER

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☒ Other: Manager

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

EXHIBIT 'A'

Parcel 2 of Minor Land Partition 39-90 located in the W1/2 of the W1/2 of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon and filed in the office of the Clerk of Klamath County, Oregon on June 21, 1993.

EXCEPTING THEREFROM a tract of land being a portion of Parcel 2 of "Minor Land Partition 39-90", Situated in the NW1/4 SW1/4 of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Parcel 2, said point being on the Northeasterly right of way line of State Highway 62, from which the West 1/4 corner of said Section 26 bears North 51° 51' 28" West 1196.49 feet; thence North 19° 26' 26" West, along said line 207.0 feet to the center of Fort Creek; thence, along the center of Fort Creek, North 57° 47' East 37.0 feet, North 37° 05' East 19.0 feet and North 45° 40' East 35.0 feet; thence, leaving the center of Fort Creek, South 50° 33' East 225.1 feet, more or less, to a point on the South line of said Parcel 2; thence South 57° 10' 20" West 205.59 feet to the point of beginning, with bearings based on record of survey 5389 on file at the office of the Klamath County Surveyor, being property line adjustment 47-99.