

Return To:



2019-009610

Klamath County, Oregon

08/21/2019 10:03:50 AM

Fee: \$87.00

GRANTOR:
Stafford Ranches, LLC
4411 NW Elliott Lane
Prineville, OR 97754

GRANTEE:
Samuel J. Stafford
8600 SW Wiley Road
Powell Butte, OR 97753

After recording, return to:
Terrence B. O'Sullivan
Merrill O'Sullivan, LLP
805 SW Industrial Way, Suite 5
Bend, OR 97702

Until a change is requested,
send tax statements to:
Samuel J. Stafford
8600 SW Wiley Road
Powell Butte, OR 97753

STATUTORY WARRANTY DEED

The true and actual consideration for this conveyance is non-monetary; a liquidation property distribution deemed Section IRC 736(b) payment.

Stafford Ranches, LLC, an Oregon limited liability company, Grantor, conveys and warrants unto Samuel J. Stafford, Grantee, the following-described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Township 30 South, Range 8 East:

Section 13: SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; Lots 1 and 2; SE $\frac{1}{4}$ of the SW $\frac{1}{4}$; SW $\frac{1}{4}$ of the SE $\frac{1}{4}$

Section 14: SE $\frac{1}{4}$

Section 24: All

Section 25: N $\frac{1}{2}$ of the N $\frac{1}{2}$ S $\frac{1}{2}$ of the N $\frac{1}{2}$; N $\frac{1}{2}$ of the S $\frac{1}{2}$; S $\frac{1}{2}$ of the SW $\frac{1}{4}$; SW $\frac{1}{4}$ of the SE $\frac{1}{4}$

Section 36: N $\frac{1}{2}$ of the NW $\frac{1}{4}$

Township 30 South, Range 9 East:

Section 18: Parcel 3 of Land Partition 44-05; Klamath County, Oregon; Government Lot 4

Section 19: SE $\frac{1}{4}$; E $\frac{1}{2}$ of the W $\frac{1}{2}$; Government Lots 1, 2, 3 and 4

Section 29: W ½ of the W ½

Section 30: NE ¼; SE ¼; E ½ of the W ½; Lots 1, 2, 3 and 4

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any; and the Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

By execution of this instrument, Grantor certifies that it is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.

DATED: AUG 5, 2019.

Stafford Ranches, LLC

By: [Signature]
Mark K. Stafford, Member, Grantor

STATE OF OREGON; County of Washington: ss.

On Aug 5, 2019, personally appeared before me the above named **Mark K. Stafford**, Member of Stafford Ranches, LLC, Grantor, and acknowledged the foregoing instrument to be his voluntary act.

[Signature]
Notary Public for Oregon

