



THIS SPACE RESERVED FOR

2019-011186

Klamath County, Oregon

09/25/2019 01:39:01 PM

Fee: \$87.00

After recording return to:

Will D. Sites and Glenda A. Sites

22221 N Malin Rd. 22221 N. Malin Rd

Malin OR 97632 Malin, OR 97632

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

Same as Above

22221 N. Malin Rd

Malin, OR 97632

File No. 307252AM

STATUTORY WARRANTY DEED

Box R Ranch Land and Cattle, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Will D. Sites and Glenda A. Sites, as Tenants by the Entirety,

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:

The S1/2 of the SE1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following described portions thereof:

All that portion conveyed to Mt. Laki Presbyterian Church, by Warranty Deed recorded in Volume 35 at page 451 of Klamath County Deed Records;

All that portion conveyed to J.S. McClellan by Deed recorded December 5, 1928 in Book 81 page 492, of Klamath County Deed Records;

Beginning at a point on the South line of said Section 1, 165 feet West of the Southeast corner of said Section; thence West along the South line of said Section a distance of 200 feet; thence North 544.5 feet; thence East 200 feet; thence South 544.5 feet to the place of beginning;

All that portion conveyed to State of Oregon, by and through its State Highway Commission by Warranty Deed recorded May 16, 1947, Volume 206, page 265, Records of Klamath County, Oregon.

That portion conveyed to the State of Oregon by and through its Department of Transportation recorded on August 17, 1987 in Volume M87, page 14753, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$ PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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 20 day of Sept, 2019

Box R Ranch Land & Cattle LLC, an Oregon Limited liability Company

By: Jeanne Randall, Managing Member
Jeanne Randall, Managing Member

State of Oregon } ss
County of Jackson }

On this 20 day of September, 2019, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Jeanne Randall, Managing Member of Box R. Ranch Land & Cattle LLC known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

Heather Sciurba

Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Dec. 17, 2021

