



THIS SPACE RESERVED FOR

2019-013437

Klamath County, Oregon

11/18/2019 01:27:02 PM

Fee: \$87.00

Duane Martin  
2021 Hwy 88  
Ione, CA 95640

Grantor's Name and Address

Duane Martin  
2021 Hwy 88  
Ione, CA 95640

Grantee's Name and Address

After recording return to:

Duane Martin  
2021 Hwy 88  
Ione, CA 95640

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

Same as above

File No. 274405AM

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### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Duane Martin Ranches, L.P., a California limited partnership,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Duane Martin Ranches, L.P., a California limited partnership,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

An area of land in Government Lots 1, 2, 7, 8, 9, 10, 15 and 16 of Section 13, Township 36 South, Range 10 East, of the Willamette Meridian Klamath County, Oregon, more particularly described as follows:

All of Government Lots 1, 2, 7, 8, 9, and 10, of said Section, along with that portion of Government Lot 15 in said Section, lying Northerly of the centerline of the Sprague River Highway, and that portion of Government Lot 16 of said Section, lying Northerly of the North right-of-way of the Sprague River Highway.

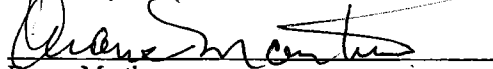
The true and actual consideration paid for this transfer, stated in terms of dollars, is per Lot Line Adjustment PLA 2-19. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

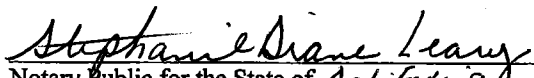
In Witness Whereof, the grantor has executed this instrument this 14 day of November, 2019; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
Duane Martin

State of California } ss  
County of Amador }

On this 14 day of November, 2019, before me, Stephanie Diane Leary a Notary Public in and for said state, personally appeared Duane F. Martin, Sr., General Partner of Duane Martin Ranches, L.P., ~~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.

  
Notary Public for the State of California  
Residing at: 17008 Century Lane, Sutter Creek, CA  
Commission Expires: June 12th, 2020 RS6RS

