

2020-005755

Klamath County, Oregon



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05/07/2020 12:56:10 PM

Fee: \$87.00

After recording mail to:

TRAINOR FAIRBROOK
Colby Campbell, Esquire
Post Office Box 255824
Sacramento, California 95865-5824

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

Amaral Chapman Ranch, LLC
1606 Amaral Court
Fairfield, California 94534

STATUTORY WARRANTY DEED

Vale Ranches, LLC, an Oregon Limited Liability Company,

Grantor, hereby conveys and warrants to

Amaral Chapman Ranch, LLC, a California 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:

**Parcels 2 of Land Partition 12-15, being a replat of Parcel 3 of LP 13-13, situated in the
E1/2 NE1/4 Section 8, Section 9, 10, the SW1/4 of Section 14, Sections 15, 16, 17, 18, 19, 20,
21, 22, 23, 26, 27, 28, 29 & 30 all in Township 37 South, Range 11 1/2 East of the Willamette
Meridian, Klamath County, Oregon recorded August 24, 2015 in Volume 2015-009393,
Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$0.00.

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:

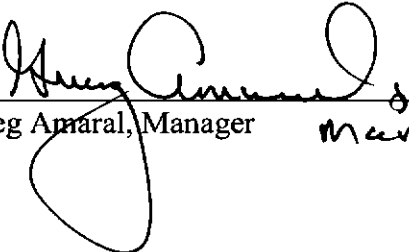
Subject to all matters of record and liens of taxes and assessments not yet due and payable

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 23rd day of April, 2020.

Vale Ranches, LLC, an Oregon Limited Liability Company

By: 
Greg Amaral, Manager managers

[Notary Acknowledgment Attached]

County/City of Franklin
Commonwealth/State of Virginia
The foregoing instrument was acknowledged
before me this 23 day of April,
2020, by
Greg Amaral, Manager
(name of person seeking acknowledgment)
Yvonne P. Bousman
Notary Public
My commission expires: Aug 31, 2021

