

2020-006271

Klamath County, Oregon

05/20/2020 01:43:36 PM

Fee: \$92.00

After Recording, Return To:

Root Ranch LLC
PO Box 430
Medford, OR 97501

**Until A Change Is Requested,
Send All Tax Statements To:**

Root Ranch LLC
PO Box 430
Medford, OR 97501

Space above reserved for recorder

SPECIAL WARRANTY DEED

Fort Klamath Properties LLC, an Oregon limited liability company ("**Grantor**"), conveys and specially warrants to Root Ranch LLC, an Oregon limited liability company ("**Grantee**"), the real property located in Klamath County, Oregon, described on the attached **Exhibit A** (the "**Property**"), free of encumbrances except for those created or suffered by the Grantor and those encumbrances of record, including, but not limited to covenants, restrictions and easements as delineated on the filed map of Land Partition 15-10 and Land Partition 5-12.

TOGETHER WITH all improvements, minerals and fixtures located therein or thereon, and all appurtenances thereunto belonging; and all access licenses, reciprocal access agreements, road use agreements, easements, access contracts, and all other access rights appurtenant to, or used in connection with the Property.

The true and actual consideration for this conveyance is other value given or promised.

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

SPECIAL WARRANTY DEED

106233920.1 0030913-00028

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 8 day of May, 2020.

GRANTOR:

FORT KLAMATH PROPERTIES LLC,
an Oregon limited liability company

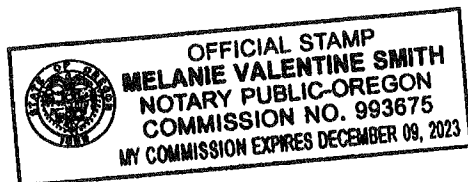
By: [Signature]

Printed Name: James M. Root

Title: Manager

STATE OF OREGON)
)ss.
County of JACKSON)

The foregoing instrument is acknowledged before me this 8 day of May 2020 ~~2019~~, by James M. Root as Manager of Fort Klamath Properties LLC on behalf of such limited liability company.



[Signature]
Notary Public for Oregon
Commission No.: 993675
My commission expires: 12/9/2023

Exhibit A

Legal Description of Property

Parcel 2 and Parcel 3 of Land Partition 5-12, located in the SE ¼ of Section 13, Township 34 South Range 7 E.W.M., and the SW1/4 of Section 18, Township 34 South Range 7 E.W.M., Klamath County, Oregon, filed in the County Clerk of Klamath County on September 2, 2014, Volume 2014-9077, being a replat of Parcel 1 of Land Partition 15-10 filed in the County Clerk of Klamath County as Volume 2011-14306.