



THIS SPACE RESERVED FOR

2020-014481

Klamath County, Oregon

11/06/2020 01:49:01 PM

Fee: \$97.00

After recording return to:

CK & M Land LLC

PO Box 4

Bonanza, OR 97623

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

CK & M Land LLC

PO Box 4

Bonanza, OR 97623

File No. 388823AM

STATUTORY WARRANTY DEED

G Bar W Land and Cattle Co., an Oregon corporation,

Grantor(s), hereby convey and warrant to

CK & M Land LLC, an Oregon limited liability company

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$1,100,009.00.

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:

EXHIBIT "A"

PARCEL A:

Unsurveyed Parcels 1 and 2, Land Partition 26-10, being a replat of Parcel 2 of Land Partition 25-96 and Parcel 1 of Land Partition 63-07, being situated in the SE1/4 of Section 13, the SE1/4 of Section 14, the E1/2 of Section 23, N1/2 and SW1/4 of Section 24, Township 30 South, Range 10 East of the Willamette Meridian and the SW1/4 of Section 18,, Township 30 South, Range 11 East of the Willamette Meridian and duly recorded November 23, 2010 in 2010-013537, Microfilm Records of Klamath County, Oregon.

PARCEL 1 More particularly described as follows:

BEGINNING AT THE SECTION CORNER COMMON TO SAID SECTIONS 13 AND 24, T30S, R10EWM, AND SECTION 19 AND SAID SECTION 18 OF T30S, R11EWM; THENCE S00°05'09"W 2645.82 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 24 AND 19; THENCE WEST 5428 FEET, MORE OR LESS, TO THE 1/4 CORNER COMMON TO SAID SECTIONS 23 AND 24; THENCE S00°00'20"W 663.13 FEET TO THE N-S 1/64 CORNER COMMON TO SAID SECTIONS 23 AND 24; THENCE N89°36'52"W 1322.33 FEET TO THE C-N-SE 1/64 CORNER OF SAID SECTION 23; THENCE N00°03'43"W 663.16 FEET TO THE C-E 1/16 CORNER OF SAID SECTION 23; THENCE N89°36'48"W 661.49 FEET TO THE C-W-E 1/64 CORNER OF SAID SECTION 23; THENCE N00°05'20"W 1299.63 FEET TO THE C-W-SE 1/64 CORNER OF SAID SECTION 23; THENCE S89°37'05"W 662.13 FEET TO THE C-N 1/16 CORNER OF SAID SECTION 23; THENCE N00°07'06"W 1290.76 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 23 AND 14; THENCE NORTH, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 14, 1540 FEET, MORE OR LESS, TO THE THREAD OF THE WILLIAMSON RIVER, SAID POINT ALSO BEING ON THE BOUNDARY OF PARCEL 2 OF "LAND PARTITION 63-07"; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 2, THE FOLLOWING COURSES, SOUTHEASTERLY, ALONG THE THREAD OF THE WILLIAMSON RIVER, 2620 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EXTENSION OF AN EXISTING FENCE LINE; N68°00'15"E, ALONG THE SAID FENCE LINE AND ITS EXTENSION, 1676 FEET, MORE OR LESS, TO AN ANGLE POINT IN THE SAID FENCE LINE; S89°27'38"E, ALONG THE EXISTING FENCE LINE, 4000.29 FEET TO AN ANGLE POINT IN THE SAID FENCE LINE; N50°10'21"E, ALONG THE SAID FENCE LINE, 206.01 FEET TO AN ANGLE POINT IN THE SAID FENCE LINE; N57°04'57"E, ALONG THE SAID FENCE LINE, 183.63 FEET TO AN ANGLE POINT IN THE SAID FENCE LINE AND N25°24'18"E, ALONG THE SAID FENCE LINE, 1179.97 FEET TO A POINT ON THE SOUTH BOUNDARY OF PARCEL 1 OF "LAND PARTITION 66-97"; THENCE EAST, ALONG THE SAID SOUTH BOUNDARY, 3208.41 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18, FROM WHICH THE CENTER 1/4 CORNER OF SAID SECTION 18 BEARS N00°08'00"E 1260 FEET; THENCE S00°08'00"W, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18, 1380 FEET, MORE OR LESS, TO THE 1/4 CORNER COMMON TO SAID SECTIONS 18 AND 19; THENCE S89°50'12"W 2649.46 FEET TO THE POINT OF BEGINNING WITH BEARINGS BASED ON THE PLAT OF SAID "LAND PARTITION 26-10" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

EXCEPTING THEREFROM, A PARCEL OF LAND SITUATED IN THE SE1/4 SE1/4 OF SECTION 13, T30S, R10EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 100 FEET; THENCE WEST 100 FEET; THENCE SOUTH 100 FEET; THENCE EAST 100 FEET TO THE POINT OF BEGINNING.

Parcel 2 being more particularly described as follows:

THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL B:

Parcel 3 of Land Partition 25-96, situated in the SW1/4 of Section 18, the W1/2 of Section 19, Township 30 South, Range 11 East and the E1/2 of Section 23, S1/2 of Sections 13 and 14 and the W1/2 and NE1/4 of Section 24, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING FROM said Parcel 3 of Land Partition 25-96 the NE1/4 of the SW1/4 of Section 19, Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, conveyed to R. Raymond Royse and Jessie P. Royse, Trustees under the Royse Loving Trust dated July 27, 1992, by Warranty Deed recorded June 30, 2000 in Volume M00, page 24239, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH an easement for vehicular and public utility access as created by instrument recorded January 6, 1997 in Volume M97, page 239 and re-recorded January 23, 1997 in Volume M97, page 2057, Microfilm Records of Klamath County, Oregon.

PARCEL C:

The SE1/4 of Section 18, Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL D:

A parcel of land being situated in the SE1/4 of the SE1/4 of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which corner is established by a brass hub installed by survey in the year 1979; thence North 100 feet, thence West 100 feet, thence South 100 feet, thence East 100 feet to the point of beginning.

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 3rd day of Nov 2020.

G Bar W Land and Cattle Co

By: [Signature]
Morgahn Grey, Authorized Signer

State of CA } ss
County of Placer }

On this 3rd day of NOV, 2020, before me, B. MUNOZ a Notary Public in and for said state, personally appeared Morgahn Grey, 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.

[Signature]
Notary Public for the State of CA
Residing at: Tahoe City
Commission Expires: 5/13/21

