



THIS SPACE RESERVED FOR

2020-017126

Klamath County, Oregon

12/31/2020 12:37:01 PM

Fee: \$92.00

After recording return to:

T & P Farms, an Oregon limited liability company

PO Box 83

Arbuckle, CA 95912

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

T & P Farms, an Oregon limited liability company

PO Box 83

Arbuckle, CA 95912

File No. 420597AM

STATUTORY WARRANTY DEED

Robinson Best, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

T & P Farms, 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:

Unsurveyed Parcel 2 of Land Partition 34-17 situated in the SW1/4 SW1/4 of Section 29, the East 1/2 of Section 30, the NE1/4 of Section 31 and the N1/2 of Section 32, Township 33 South, Range 7-1/2 East of the Willamette Meridian, Klamath County, Oregon and recorded February 12, 2018 as 2018-001656, and more particularly described as:

The S1/2 of the NE1/4 and the SE1/4 of Section 30;

The NE1/4 of Section 31;

The SW1/4 of the SW1/4 of Section 29;

The W1/2 of the NW1/4 of Section 32;

ALL in Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon; and all that part of the SE1/4 of the NW1/4 and all that part of the SW1/4 of the NE1/4 of Section 32, said Township and Range lying Northerly of and from the Main Public County or Market Road running through Section 32 in a Northeasterly direction, the premises hereby conveyed extending to the center line of said road;

LESS AND EXCEPT Unserved Parcel 1 of LP 34-17 situated in the SW1/4 SW1/4 of Section 29, the East 1/2 of Section 30, the NE1/4 of Section 31 and the N1/2 of Section 32, Township 33 South, Range 7-1/2 East of the Willamette Meridian, Klamath County, Oregon and recorded February 12, 2018 as 2018-001656

The true and actual consideration for this conveyance is \$2,963,950.00.

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:

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 30 day of December, 2020

Robinson Best, LLC, an Oregon Limited Liability Company

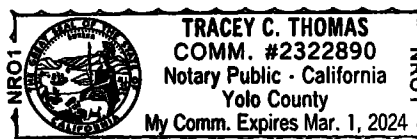
By: [Signature]
Lee V. Traynham, member

State of California } ss
County of Colusa }

On this 30 day of December, 2020, before me, Tracey C. Thomas, a Notary Public in and for said state, personally appeared Lee V. Traynham known or identified to me to be the Managing Member in the Limited Liability Company known as Robinson Best, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 California
Residing at: Yolo County
Commission Expires: 3/1/2024



California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Colusa

S.S.

On 12/30/2020

before me,

Tracey C. Thomas

Notary Public

Name of Notary Public, Title

personally appeared

Lee V. Traynham

Name of Signer (1)

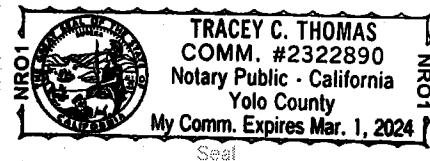
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of

Statutory Warranty Deed

containing 2 pages, and dated 12/30/2020

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other:

representing:

Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # Entry #

Notary contact:

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)
☐