



THIS SPACE RESERVED FOR RECORD

2021-000179

Klamath County, Oregon

01/06/2021 11:11:01 AM

Fee: \$102.00

After recording return to:  
Klamath Tribes, a federally recognized Sovereign  
Indian Nation  
PO Box 436  
Chiloquin, OR 97624

Until a change is requested all tax statements shall be  
sent to the following address:  
Klamath Tribes, a federally recognized Sovereign  
Indian Nation  
PO Box 436  
Chiloquin, OR 97624  
File No. 419755AM

#### STATUTORY WARRANTY DEED

JAMES B. LAWRENCE AND STEVEN E. LAWRENCE, EACH AS TO AN UNDIVIDED 1/2 INTEREST,  
AS TENANTS IN COMMON, AS TO PARCELS 1, 2, 3, 4, AND 5

JAMES B. LAWRENCE AKA JAMES BOWLES LAWRENCE, SOLE TRUSTEE OF THE JAMES  
BOWLES LAWRENCE IRREVOCABLE INTER VIVOS TRUST DATED DECEMBER 5, 1967  
(WHO ACQUIRED TITLE AS JAMES B. LAWRENCE, AND HUBERT LENCZOWSKI, TRUSTEES OF  
THE JAMES B. LAWRENCE TRUST) AND STEVEN LAWRENCE AKA STEVEN ERNEST  
LAWRENCE, SOLE TRUSTEE OF THE STEVEN ERNEST LAWRENCE IRREVOCABLE INTER  
VIVOS TRUST DATED DECEMBER 5, 1967, (WHO ACQUIRED TITLE AS STEVEN LAWRENCE, AND  
HUBERT LENCZOWSKI, TRUSTEES OF THE STEVEN LAWRENCE TRUST), AS TENANTS IN  
COMMON, AS TO AN UNDIVIDED 1/8 INTEREST, AND JAMES LAWRENCE, AKA JAMES BOWLES  
LAWRENCE, AS TO A 1/16 INTEREST AND STEVEN E. LAWRENCE, AKA STEVEN ERNEST  
LAWRENCE AS TO A 1/16 INTEREST, AS TENANTS IN COMMON, AND JAMES B. LAWRENCE AND  
STEVEN E. LAWRENCE, AS TENANTS IN COMMON AS TO A 6/8 INTEREST, AS TO PARCEL 6

JAMES B. LAWRENCE AKA JAMES BOWLES LAWRENCE, SOLE TRUSTEE OF THE JAMES  
BOWLES LAWRENCE IRREVOCABLE INTER VIVOS TRUST DATED DECEMBER 5, 1967 (WHO  
ACQUIRED TITLE AS JAMES B. LAWRENCE, AND HUBERT LENCZOWSKI, TRUSTEES OF THE  
JAMES B. LAWRENCE TRUST) AND STEVEN LAWRENCE AKA STEVEN ERNEST LAWRENCE,  
SOLE TRUSTEE OF THE STEVEN ERNEST LAWRENCE IRREVOCABLE INTER VIVOS TRUST  
DATED DECEMBER 5, 1967, (WHO ACQUIRED TITLE AS STEVEN LAWRENCE, AND HUBERT  
LENCZOWSKI, TRUSTEES OF THE STEVEN LAWRENCE TRUST), AS TENANTS IN COMMON, AS  
TO AN UNDIVIDED 1/2 INTEREST, AND JAMES B. LAWRENCE AS TO AN UNDIVIDED 1/4  
INTEREST, AND STEVEN E. LAWRENCE AS TO AN UNDIVIDED 1/4 INTEREST, AS TO PARCEL 7

JAMES BOWLES LAWRENCE, SOLE TRUSTEE OF THE JAMES BOWLES LAWRENCE  
IRREVOCABLE INTER VIVOS TRUST DATED DECEMBER 5, 1967 AND STEVEN ERNEST  
LAWRENCE, SOLE TRUSTEE OF THE STEVEN ERNEST LAWRENCE IRREVOCABLE INTER  
VIVOS TRUST, DATED DECEMBER 5, 1967, EACH AS TO AN UNDIVIDED 1/2 INTEREST,  
AS TENANTS IN COMMON, AS TO PARCEL 8,

Grantor(s), hereby convey and warrant to

**KLAMATH TRIBES, A FEDERALLY RECOGNIZED SOVEREIGN INDIAN NATION,**

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 \$1,850,000.00. PURSUANT TO AN IRC 1031 TAX  
DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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 4 day of January 2021.

James Bowles Lawrence Irrevocable Inter Vivos Trust

By: James Bowles Lawrence Trustee  
James Bowles Lawrence, Trustee

Steven Ernest Lawrence Irrevocable Inter Vivos Trust

By: Steven Ernest Lawrence Trustee  
Steven Ernest Lawrence, Trustee

Steven Ernest Lawrence  
Steven Ernest Lawrence

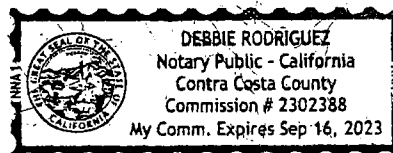
James Bowles Lawrence  
James Bowles Lawrence

State of CA ss.  
County of Contra Costa

On this 4 day of January 2021, before me, Debbie Rodriguez, a Notary Public in and for said state, personally appeared James Bowles Lawrence, individually and as trustee of the James Bowles Lawrence Irrevocable Inter Vivos Trust, and acknowledged to me that he/she/they executed the 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.

Debbie Rodriguez  
Notary Public for the State of CA »  
Residing at: Contra Costa  
Commission Expires: 9-16-23

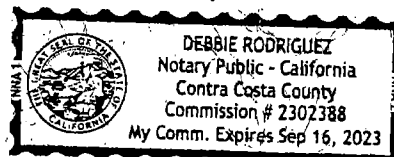


State of CA ss.  
County of Contra Costa

On this 4 day of January 2021, before me, Debbie Rodriguez, a Notary Public in and for said state, personally appeared Steven Ernest Lawrence, individually and as trustee of the Steven Ernest Lawrence Irrevocable Inter Vivos Trust, and acknowledged to me that he/she/they executed the 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.

Debbie Rodriguez  
Notary Public for the State of CA »  
Residing at: Contra Costa  
Commission Expires: 9-16-23



## 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

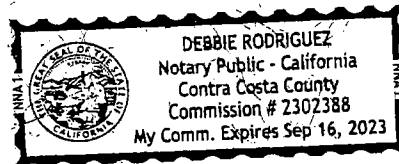
County of Contra Costa

On January 4, 2021 before me, Debbie Rodriguez Notary Public  
(insert name and title of the officer)

personally appeared Steven Ernest Lawrence  
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 [Signature] (Seal)

## 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

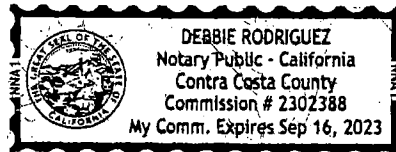
County of Contra Costa

On January 4, 2021 before me, Debbie Rodriguez Notary Public  
(insert name and title of the officer)

personally appeared James Bowles Lawrence  
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

Debbie Rodriguez

(Seal)

EXHIBIT 'A'

PARCEL 1

The NE1/4 of Section 36, Township 30 South, Range 10 East, Willamette, Klamath County, Oregon.

PARCEL 2

Government Lots 3 and 4 and the N1/2 SE1/4 of Section 36, Township 30 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

PARCEL 3

Government Lots 1, 2, 6 and 7 of Section 1, Township 31 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

PARCEL 4

Government Lots 8, 9, 10 and 11 of Section 1, Township 31 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

PARCEL 5

Government Lots 3 and 4, Section 30, Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6

Township 31 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 1: Government Lots 3, 4, and 5, SW1/4 NW1/4, SW1/4,

EXCEPTING THEREFROM that portion conveyed by deed from Geo M. Mayfield to Lamm Lumber Co., recorded April 28, 1930 in Volume 90, page 218, Deed Records of Klamath County, Oregon.

Section 2: SE1/4

PARCEL 7

Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 24: SE1/4

Section 25: NE1/4

All that portion of the NW1/4 of Section 25, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, starting at the quarter section corner between Sections 24 and 25, Township 30 South, Range 10 East of the Willamette Meridian, thence South a distance of 2,640 feet; thence West 1,400 feet to the East bank of the Williamson River; thence North 35° East 175 feet; thence North 425 feet; thence East 175 feet; thence North 20° West 500 feet; thence North 495 feet; thence West 15° North 165 feet; thence North 5° West 640 feet; thence North 20° West 450 feet; thence East a distance of 1,600 feet to the place of beginning.

PARCEL 8

Government Lots 1 and 2; The West 1/2 of the Northwest 1/4 of the Northeast 1/4; and the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 31 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.