



THIS SPACE RESERVED FOR

2021-001000

Klamath County, Oregon

01/21/2021 02:44:01 PM

Fee: \$87.00

After recording return to:

17550 Maupin Holdings LLC, an Oregon Limited
Liability Company

193 Blue Ravine Rd, Ste 260
Folsom, CA 95630

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

17550 Maupin Holdings LLC, an Oregon Limited
Liability Company

193 Blue Ravine Rd, Ste 260
Folsom, CA 95630

File No. 423592AM

STATUTORY WARRANTY DEED

**Steve A. Nyseth and Lorrie A. Nyseth,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

17550 Maupin Holdings 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:

PARCEL 1:

**The S1/2 SE1/4 of Section 21, Township 40 South, Range 12 East of the Willamette Meridian, and the SE1/4
SE1/4; N1/2 SE1/4 and the NE1/4 of Section 28, Township 40 South, Range 12 East of the Willamette
Meridian, Klamath County, Oregon.**

PARCEL 2:

**The NW1/4 SE1/4 of Section 21, Township 40 South, Range 12 East of the Willamette Meridian, in the
County of Klamath, State of Oregon.**

The consideration paid for the transfer is \$749,000.00, 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 14 day of DEC, 2020.

Read and Approved by:

Steve A. Nyseth Date: 12-14-2020
Steve A. Nyseth

Lorrie A. Nyseth Date: 12-14-2020
Lorrie A. Nyseth

State of Oregon } ss
County of Lin }

On this 14 day of December, 2020, before me, COREY LEON CLEMENT a Notary Public in and for said state, personally appeared Steve A. Nyseth and Lorrie A. Nyseth, 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.

Corey Clement
Notary Public for the State of Oregon
Residing at: LEBANON, OR 97355
Commission Expires: 29 APR 2024

