



2021-004736

Klamath County, Oregon

03/29/2021 03:24:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robinson Best, LLC, an Oregon limited liability company

PO Box 769

Arbuckle, CA 95912

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

Robinson Best, LLC, an Oregon limited liability company

PO Box 769

Arbuckle, CA 95912

File No. 436443AM

STATUTORY WARRANTY DEED

L.M. Cattle Company, a California Partnership,

Grantor(s), hereby convey and warrant to

Robinson Best, 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:

Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

Section 8: E 1/2 SE 1/4; and the E 1/2 NE 1/4

Section 9: Government Lots 1 and 2; and the W 1/2 NW 1/4; and Government Lots 3 and 4; and the SW 1/4

EXCEPTING THEREFROM that portion lying within the right of way of Crater Lake Highway.

ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through its Department of Transportation, Highway Division recorded October 8, 1991 in Volume M91, page 20911, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$1,869,350.00.

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 22ND day of MARCH, 2021.

LM Cattle Company
By: [Signature]
Mark Owens, partner

By: [Signature]
Lauren Owens, Partner

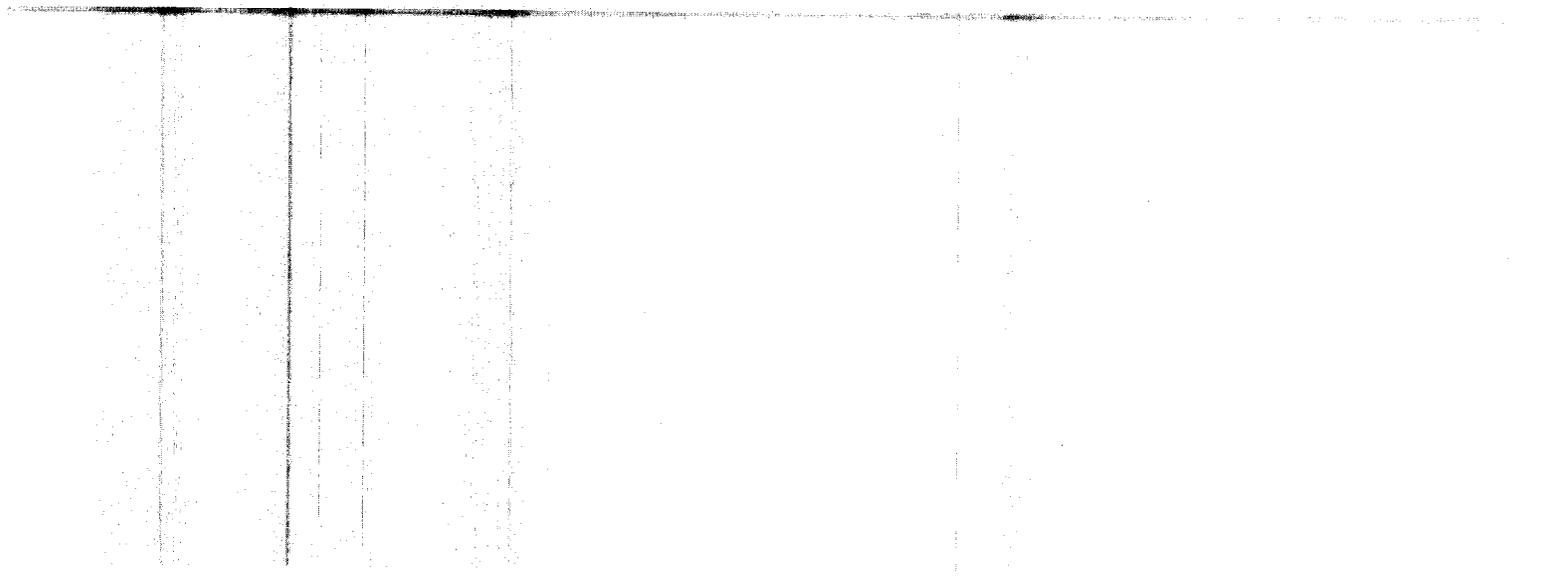
State of _____ } ss.
County of _____ }

see attached certificate

On this _____ day of March, 2021, before me, _____ a Notary Public in and for said state, personally appeared Mark Owens and Lauren Owens known or identified to me to be the partner(s) of the L.M. Cattle Company, a California Partnership Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Tehama }

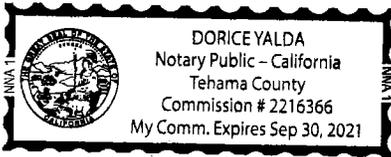
On 3/22/2021 before me, DORICE YALDA ^{Notary} _{Public}
Date Here Insert Name and Title of the Officer

personally appeared Lauren Owens and Mark Owens
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Dorice Yalda
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: statutory warranty Deed
Document Date: no date Number of Pages: 2
Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: Lauren Owens Signer's Name: Mark Owens
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian of Conservator Trustee Guardian of Conservator
 Other: _____ Other: _____

Signer is Representing: LM Cattle Company Signer is Representing: LM Cattle Company