

2021-008689

Klamath County, Oregon



00281260202100086890030032

06/01/2021 03:21:39 PM

Fee: \$92.00

After Recording Return To:

Attention: Bradley Tubbs
Davis Wright Tremaine LLP
920 Fifth Avenue, Suite 3300
Seattle, WA 98104

**Until a change is requested,
all tax statements shall be sent to:**
No change

Property Address: NAA BARE LAND, SPRAGUE RIVER, OR 97639

QUIT CLAIM DEED

John O. Jacobson and Amber L. Jacobson, as Tenants by the Entirety (collectively, "**Grantors**"), do hereby convey all of their rights, title and interest in and to the real property and improvements situated thereon ("**Property**") in Klamath County, Oregon described on the attached Exhibit A unto **Four J Ranch, LLC**, an Oregon limited liability company.

The true and actual consideration consists of or includes other property or other value given or promised and was either part or the whole of the consideration.

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 24 day of May, 2021.

QUIT CLAIM DEED – FOUR J RANCH, LLC

4813-2275-0179v.1 0116090-000001

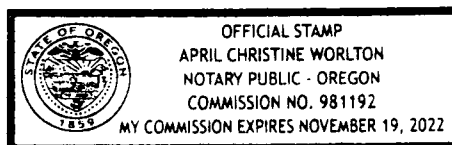
By: John O. Jacobson
John O. Jacobson

By: Amber L. Jacobson
Amber L. Jacobson

STATE OF OREGON

County of Curry

)
) ss.
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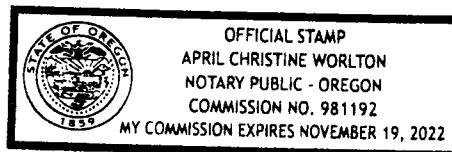
This instrument was acknowledged before me on this 24th day of May
2021 by John O. Jacobson.

April Christine Worlton
NOTARY PUBLIC FOR OREGON
My Commission Expires:

STATE OF OREGON

County of Curry

)
) ss.
)



This instrument was acknowledged before me on this 24th day of May
2021 by Amber L. Jacobson.

April Christine Worlton
NOTARY PUBLIC FOR OREGON
My Commission Expires:

EXHIBIT A
Legal Description

The following described real property Klamath County, Oregon:

The Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 32: The S1/2 of the SW ¼ lying east of the center thread of Sprague River, and the SE ¼ lying South of the center thread of Sprague River.

Section 33: The W1/2 of the SW1/4 lying South of the center tread of the Sprague River, and the NE1/4 of the SW1/4 and the SE1/4 of the SW1/4 lying South and West of the center thread of Sprague River:

Excepting therefrom the NE1/4 of the SW1/4 of said Section 33.

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 4: Lots 2 and 3 lying North and West of the center thread of Sprague River, that part of the NW1/4 of the NW ¼ and S1/2 of the NW1/4 lying North and West of the center thread of Sprague River, and the NW1/4 of the SW1/4 lying North of te center thread of Sprague River.

Section 5: The NE1/4; the E1/2 of the NW1/4 lying East of the center thread of Sprague River.