



THIS SPACE RESERVED FOR

2021-018369
Klamath County, Oregon
12/10/2021 02:59:01 PM
Fee: \$92.00

After recording return to:
Krystal C. Stone and Gregory B. Stone Jr.
3232 Lone Pine Rd.
Medford, OR 97504

Until a change is requested all tax statements shall be
sent to the following address:
Krystal C. Stone and Gregory B. Stone Jr.
3232 Lone Pine Rd.
Medford, OR 97504
File No. 499671AM

STATUTORY WARRANTY DEED

Brckett Ranches Limited Partnership, an Idaho Limited Partnership,

Grantor(s), hereby convey and warrant to

Krystal C. Stone and Gregory B. Stone Jr., wife and husband,

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 Exhibit ‘A’ attached hereto and made a part hereof

The true and actual consideration for this conveyance is \$500,000.00.
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 8th day of December, 2021.

Brackett Ranches Limited Partnership

By: Ira Brackett
Ira Brackett, General Partner

State of Oregon } ss.
County of Malheur }

On this 8th day of December, 2021, before me, Jane L. Reeves, a Notary Public in and for said state, personally appeared Ira Brackett known or identified to me to be the general partner(s) of the Brackett Ranches Limited 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.

Jane L. Reeves
Notary Public for the State of
Residing at: Vale, OR
Commission Expires: 6-20-23



EXHIBIT "A"

All that real property situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of Government Lots 1, 2, 7, 8, 9, 10, 15 and 16 lying West of the Western line of the Southern Pacific Railroad and that portion of Government Lot 8 lying East of the Eastern line of the Southern Pacific Railroad and West of the Western line of Highway 97.

EXCEPTING THEREFROM that portion conveyed to Ninabeth Geinger recorded April 24, 1986 in Volume M86, page 7000, Microfilm Records of Klamath County, Oregon, to wit:

"That portion of Government Lot 1 lying West of Railroad and all of Government Lot 2, in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, SAVING AND EXCEPTING the Westerly 60 feet thereof and the Southerly 60 feet thereof. Situated in Klamath County, State of Oregon."