



THIS SPACE RESERVED FOR

2022-005066
Klamath County, Oregon
04/21/2022 08:56:01 AM
Fee: \$92.00

After recording return to:
Jessup Ranch, LLC., a Texas Limited Liability
Company
10665 Creswell Ranch Rd.
Klamath Falls, OR 97601

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

Jessup Ranch, LLC., a Texas Limited Liability
Company
10665 Creswell Ranch Rd.
Klamath Falls, OR 97601
File No. 521793AM

STATUTORY WARRANTY DEED

Robin M. King, Trustee of David and Robin King Living Trust dated December 23, 2009, as to Parcels 1, 2, 3, 4

Robin Marie King, Trustee of the David and Robin King Living Trust, under Trust Agreement dated June 4, 2002 as to Parcel 5,

Grantor(s), hereby convey and warrant to

Jessup Ranch, LLC., a Texas 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$1,500,000.00. **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 19th day of April, 2022.

David and Robin King Living Trust, dated December 23, 2009

By Robin M. King, Trustee
Robin M. King, Trustee

David and Robin King Living Trust, under Trust Agreement dated June 4, 2002

By Robin Marie King, Trustee
Robin Marie King, Trustee

State of Oregon } ss
County of Klamath }

On this 19th day of April, 2022, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Robin M. King, Trustee of the David and Robin King Living Trust dated December 23, 2009 and Robin Marie King, Trustee of the David and Robin King Living Trust under Trust Agreement dated June 4, 2002, 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 5/18/2025

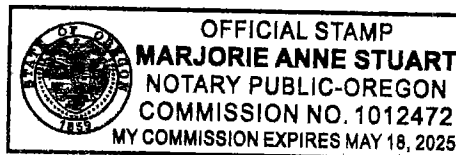


EXHIBIT 'A'

PARCEL 1

The N1/2 NW1/4 and SE1/4 of NW1/4, all of Section 10, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SAVING THEREFROM that portion laying in Balsam Drive.

The SW1/4 of Section 3, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The SE1/4 SE1/4 and SW1/4 SE1/4 of Section 3, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

Unsurveyed Parcels 1 and 3, Land Partition 7-16 situated in the W1/2 of Section 2, and the NE1/4 of Section 3, Township 39 South Range 8 East, Willamette Meridian, Klamath County, Oregon and recorded June 28, 2016 as Instrument No. 2016-006768, Records of Klamath County.

PARCEL 3

The NE1/4 and the NE1/4 SE1/4 of Section 10, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof in Balsam Drive.

PARCEL 4

The SE1/4 SE1/4 of Section 10, Township 39 South, Range 8 East of the Willamette Meridian

PARCEL 5

Parcel 3 of Unsurveyed Land Partition 12-13 situated in Sections 25 and 36 of Township 37 South, Range 7 East, of the Willamette Meridian, Sections 6, 7, 18, 19, 20, 28, 30, 31, 32, 33 and 34 Township 38 South, Range 8 East of the Willamette Meridian and Sections 3 and 4 Township 39 South, Range 8 East of the Willamette Meridian, Klamath County Oregon. Being recorded on November 15, 2013 in 2013-012766, Records of Klamath County, Oregon.