



THIS SPACE RESERVED FOR

2022-007600
Klamath County, Oregon
06/20/2022 09:09:01 AM
Fee: \$87.00

After recording return to:

Flynt Cody

P. O. Box 391

Santa Ynez, CA 93460

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

Flynt Cody

P. O. Box 391

Santa Ynez, CA 93460

File No. 540774AM

STATUTORY WARRANTY DEED

VCP Ranch, LTD, an Oregon Limited Partnership,

Grantor(s), hereby convey and warrant to

Flynt Cody,

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 A

Government Lots 2, 3, 4 and the SE1/4 of the SW1/4 of Section 19, and Government Lot 1, the E1/2 of the NW1/4 and the SW1/4 of the NE1/4 of Section 30, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL B

Unsurveyed Parcels 2 and 3, Land Partition 13-08 replat of Parcel 3 of Land Partition 20-92 in Sections 17, 18, 19, 20 and 29, Township 40 South, Range 11 East of the Willamette Meridian and recorded June 17, 2008 in Volume 2008-008788, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$1,200,000.00.

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 15th day of June, 2022

VCP Ranch Ltd.

By: Colin L. Pope

Colin L. Pope, General Partner

State of OR } ss
County of Klamath }

On this 15th day of June, 2022, before me, Deborah Anne S. Sincock a Notary Public in and for said state, personally appeared Colin L. Pope, General Partner of VCP Ranch Ltd., 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.

Deborah Anne Sincock
Notary Public for the State of OR
Residing at: Klamath
Commission Expires: 7-29-25

