



2023-002880
Klamath County, Oregon
04/18/2023 02:12:01 PM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

the Gaylord Family Trust dated July 26, 2004

PO Box 362

La Grange, CA 95329

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

the Gaylord Family Trust dated July 26, 2004

PO Box 362

La Grange, CA 95329

File No. 580422AM

STATUTORY WARRANTY DEED

BK Ranch, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Theodore Scott Gaylord and Sheri Lynn Gaylord, Trustees of the Gaylord Family Trust dated July 26, 2004,

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'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

See Attached Exhibit 'B'

The true and actual consideration for this conveyance is \$5,000,000.00.

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 17th day of April, 2023

BK Ranch, LLC, an Oregon limited liability company

By: Dustin D. Hill
Dustin D. Hill, Member

By: Kellie D. Hill
Kellie D. Hill, Member

State of Oregon ss
County of Wasco

On this 17th day of April, 2023, before me, Mischel Lynne Baldwin a Notary Public in and for said state, personally appeared Dustin D. Hill and Kellie D. Hill known or identified to me to be the Members in the Limited Liability Company known as BK Ranch, LLC who executed the foregoing instrument, and acknowledged to me that they executed the same in said LLC 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.

Mischel Lynne Baldwin
Notary Public for the State of Oregon
Residing at: Washington
Commission Expires: May 9, 2026

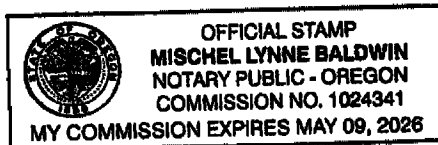


EXHIBIT 'A'

File No. 580422AM

Parcel One

The following described real property situated in Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows

Section 10: ALL

Section 15: ALL EXCEPT portion conveyed to Klamath County, Oregon by Deed recorded in Volume 288, page 189

Section 20: E 1/2 NE 1/4, that portion of SE 1/4 SE 1/4 lying Northeasterly of Sprague River

Section 21: E 1/2 NW 1/4, E 1/2, W 1/2 NW 1/4, SW 1/4

Section 22: ALL

Section 23: ALL EXCEPT the following described portion thereof,

Beginning at a point 100 feet West of the Southeast corner of SW 1/4 SE 1/4 of said Section 23, thence North 200 feet, thence West 200 feet, thence South 200 feet, thence East 200 feet to the place of beginning, and ALSO EXCEPTING portion conveyed to Klamath County, Oregon, by deed recorded in Volume 288 at page 189

Section 28: Beginning at the Northeast corner of said Section 28, thence West on the North line of said Section 28, 160 rods to the Northwest corner of the NE 1/4 of Section 28, thence South on the West line of said NE 1/4 of Section 28, 120 feet, thence in a Northeasterly direction in a straight line to a point on the East line of said Section 28, 86 feet South of the place of beginning, thence North on the East line of said Section 28 to the place of beginning

That portion of the NW 1/4 NW 1/4 lying Northerly of Sprague River and Northwesterly of the BK Canal

Parcel Two

N 1/2 S 1/2 NE 1/4 NE 1/4 of Section 9, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT those portion lying within County road right of ways

Exhibit 'B'

TAX INFORMATION:

File No. 580422AM

Code No.	Account No.	Map No.	Tax Year	Amount
092	363699	3614-00000-03500	2022-2023	\$2,710.28
092	363706	3614-00000-03600	2022-2023	\$712.67
092	363145	3614-00000-01500	2022-2023	\$938.55
092	363378	3614-00000-02700	2022-2023	\$604.69
092	363680	3614-00000-03300	2022-2023	\$794.72
092	363671	3614-00000-03400	2022-2023	\$478.31
092	363136	3614-00900-00100	2022-2023	\$24.37
092	363662	3614-02000-00100	2022-2023	\$158.93
092	363653	3614-02000-01000	2022-2023	\$49.35
092	363813	3614-02800-00100	2022-2023	\$3.49
092	873368	3614-00000-03500	2022-2023	\$364.62