



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Duane Martin Ranches, L.P., a California limited
partnership
2021 Hwy 88
Ione, CA 95640

Until a change is requested all tax statements shall be
sent to the following address:
Duane Martin Ranches, L.P., a California limited
partnership
2021 Hwy 88
Ione, CA 95640
File No. 585419AM

STATUTORY WARRANTY DEED

Hickey Ranches, Incorporated, a corporation,
Grantor(s), hereby convey and warrant to

Duane Martin Ranches, L.P., a California limited partnership,

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:

In Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 1:

Section 11: Lots 14 and 15 and those parts of Lots 10 and 11 lying South of the Sprague River.

PARCEL 2:

Section 11: Lots 18, 19, 22, 27, 30 and those parts of Lots 16 and 17 lying Westerly of the Sprague River.

PARCEL 3:

Section 14: The NW1/4 (being Lots 3, 4, 5, 6, 11, 12, 13 and 14)

Section 11: Lots 23, 24, 25, 26, 31 and 32

PARCEL 4:

Section 14: NE1/4 (being Lots 1, 2, 7, 8, 9, 10, 15 and 16)

Section 15: Lots 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 and the E1/2 of Lot 4

The consideration paid for the transfer 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 15 day of May, 2023.

Hickey Ranches, Inc., an Oregon Corporation

By: [Signature]
Denis J. Hickey, President

State of Oregon}ss.

County of Klamath } Jackson an

On this 15 day of May, 2023, before me,

Ashley Elmer a Notary Public in and for said state, personally appeared Denis Hickey known to me to be the President of the Hickey Ranches, Incorporated, a corporation Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 3/24/2026

