



2023-004028
Klamath County, Oregon
05/26/2023 10:26:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Stateline Land, LLC, an Oregon limited liability
company

PO Box 148

Malin, OR 97632

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

Stateline Land, LLC, an Oregon limited liability
company

PO Box 148

Malin, OR 97632

File No. 574413AM

STATUTORY WARRANTY DEED

JRD Cattle Company, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Stateline Land, LLC, an Oregon 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 consideration paid for the transfer is \$1,880,000.00, 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 25th day of May, 2023.

JRD Cattle Company, LLC

By: [Signature]
Jake Drost, Member

State of Oregon } ss
County of Klamath }

On this 25 day of May, 2023, before me, ^{Emily Coe} ~~Heather Seibert~~ a Notary Public in and for said state, personally appeared Jake Drost, Member of JRD Cattle Company LLC 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.

[Signature]

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025



EXHIBIT 'A'

Government Lots 13, 14, 19 and 20 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom those portions of Government Lots 19 and 20 lying Southerly of the irrigation canal, as conveyed by deed recorded February 5, 1965, in Volume 359, Page 207, Klamath County Deed Records.

Also excepting therefrom all that portion lying within Schaupp Road.

Government Lots 7, 10, 15, 16 and 17 of Section 4, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom those portions of Government Lots 7 and 10, as conveyed to the United States of America by deed Recorded August 30, 1912 in Volume 37 Page 591, Klamath County Deed Records.

And also being described as follows:

Unsurveyed Parcels 1, 2 and 3 of Land Partition 107-06, situated in the E1/2 of Section 4 and the W1/2 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, as recorded August 23, 2007 as 2007-014836, records of Klamath County, Oregon