



THIS SPACE RESERVED FOR

2023-004029

Klamath County, Oregon

05/26/2023 10:29:01 AM

Fee: \$97.00

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. 574414AM

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### STATUTORY WARRANTY DEED

**Drost Land Company, LLC, a Texas Limited Liability Company as to Parcels 1 through 3;  
Drost Land Company, LLC, a Texas Limited Liability Company as to an undivided 1/2 interest,  
as to Parcel 4,**

Grantor(s), hereby convey and warrant to

**Stateline Land LLC, an Oregon Limited Liability Company, as to Parcels 1 through 3; Stateline Land LLC,  
an Oregon Limited Liability Company as to an undivided 1/2 interest, as to Parcel 4,**

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 \$3,800,000.00, 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 25 day of May, 2023.

Drost Land Company, LLC

By: [Signature]

Jake Drost, Manager

State of Oregon } ss  
County of Klamath }

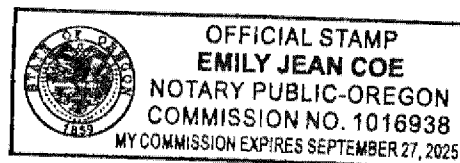
On this 25th day of May, 2023, before me, Emily CR 20 a Notary Public in and for said state, personally appeared Jake Drost, Member of Drost Land Company LLC, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/~~she/they~~ 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: ~~11/21/2025~~ 9/27/2025



## **EXHIBIT 'A'**

### **PARCEL 1:**

Unsurveyed Parcel 3 of Land Partition 13-14 in Government Lots 11, 14, 19, 20 and SW1/4 Section 2, Government Lots 15,16, 17, 18, 19, 20 and S1/2 Section 3, NE1/4 SE1/4 Section 4, N1/2 N1/2 and E1/2 E1/2 Section 10, W1/2 Section 11, NW1/4 Section 14 and E1/2 Section 15, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, replat of Parcel 1 of MLP 80-122 and Parcel 1 of LP 28-14, and recorded February 6, 2015 as Instrument No. 2015-001068, Klamath County Records.

To be more particularly described as:

An area of land situated in Government Lots 15,16,17,18, a poration of 19 and 20, and the NE1/4 of the SE1/4 of Section 4, and the NW1/4 of the NW1/4, the NE1/4 of the NW1/4, the NW1/4 of the NE1/4, and a portion of the NE1/4 of the NE1/4 of Section 10, and the South 1/2 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Being more particularly described as follows:

Parcel 3 of Land Patition 13-14.

EXCEPTING THEREFROM: The area of land contained within the Right of Way of Schaupp Road in the East 1/2 of said Seicnt 3.

### **PARCEL 2:**

A Parcel of land situated in Government Lots 5, 12, and 13 in Section 2 and Government Lots 8 and 9 in Section 3, Township 40 South, Range 11 East of the Willamette Meridian, more particularly described as follows:

Beginning at the North 1/16 corner common to said Section 2 and 3; thence North 1365.49 feet to a half inch pipe described in Volume 2, page 183, Klamath County Road Records; thence North 1350.00 feet to the true point of beginning of this description; thence West 1367 feet, more or less, to the West line of said Government Lot 8; thence Southerly along the Westerly lines of said Government Lots 8 and 9, 1359.01 feet to a point in the centerline of Schaupp Road; thence North 89°37'20" East 1360.07 feet to said half inch pipe; thence South 1365.49 feet to said North 1/16 corner; thence South 89°04'32" East along the centerline of Bedfield Road as constructed, 1297.4 feet, more or less to the East line of Government Lot 13; thence Northerly along the East line of said Government Lots 13, 12 and 5, 2736.50 feet to a point; thence West 1279.40 feet to the true point of beginning.

SAVING AND EXCEPTING any portion in Volume M77, page 3655, Microfilm Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING all property in Land Partition 13-14 in Government Lots 11, 14, 19, 20 and SW1/4 Section 2, Government Lots 15,16, 17, 18, 19, 20 and S1/2 Section 3, NE1/4 SE1/4 Section 4, N1/2 N1/2 and E1/2 E1/2 Section 10, W1/2 Section 11, NW1/4 Section 14 and E1/2 Section 15, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, replat of Parcel 1 of MLP 80-122 and Parcel 1 of LP 28-14.

ALSO EXCEPTING THEREFROM all property in Land Partition 2-15 in the W1/2 Section 2, NW1/4 Section 11, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

### **PARCEL 3:**

Unsurveyed Parcel 1 of Land Partition 2-15 in the W1/2 Section 2, NW1/4 Section 11, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon and recorded July 31, 2017 as Instrument No. 2017-008559, Klamath County Records.

To be more particularly described as:

An area of land situated in Government Lots 11, 14, 19, 20 and the NW 1/4 of the SW1/4, the SW1/4 of the SW1/4, the NE1/4 of the SW1/4 and the SE1/4 of the SW1/4 of Section 2, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Being more particularly described as follows:

Parcel 1 of Land Partition 13-14.

EXCEPTING THEREFROM: The area of Land contained within the Right of Way of Schaupp Road in the SW1/4 of the SW1/4 of said Section 2.

PARCEL 4:

A portion of the SW1/4 of the SE1/4 of Section 15, Township 40 South; Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said SW1/4 of SE1/4 and running thence North 360 feet; thence West 800 feet; thence South 350 feet, more or less to the South line of said SW1/4 of the SE1/4; thence Easterly 800 feet, more or less to the point of beginning.