

2023-004120

Klamath County, Oregon

05/31/2023 10:46:01 AM

Fee: \$122.00

GRANTOR'S NAME:

Robinson Best, LLC, an Oregon Limited Liability Company and
Traynham Ranches, LLC, an Oregon Limited Liability Company

GRANTEE'S NAME:

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

AFTER RECORDING RETURN TO:

Order No.: 36262301262-DB

Duane Martin Ranches, L.P., a California limited partnership
2021 Hwy 88
Ione, CA 95640

SEND TAX STATEMENTS TO:

Duane Martin Ranches, L.P., a California limited partnership
2021 Hwy 88
Ione, CA 95640

APN/ Map:

75108 / 3307-V0000-04500 Parcel A
75091 / 3307-V0000-04700 Parcel A
74895 / 3307-V0000-02900 Parcel A
892877 / 3307-V0000-05401 Parcel B
75117 / 3307-V0000-04600 Parcel C
892878 / 3307-V0000-05402 Parcel D
74886 / 3307-V0000-02600 Parcel E
76349 / 3307-V0000-05500 Parcel F

52120 Hessig St, 10330 Nicholson Rd, 10335 Nicholson Rd and
adjacent parcels, Fort Klamath, OR 97626
10601 Seven Mile Road, Fort Klamath, OR 97626

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robinson Best, LLC, an Oregon Limited Liability Company as to Parcels A thru E and Traynham Ranches, LLC, an Oregon Limited Liability Company as to Parcel F, Grantor, conveys and warrants to Duane Martin Ranches, L.P., a California limited partnership, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ELEVEN MILLION AND NO/100 DOLLARS (\$11,000,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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

Amerititle 589336AM

STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 5-22-23
23

Robinson Best, LLC, an Oregon Limited Liability Company

BY: Lee V. Traynham
Lee V. Traynham, General Manager

Traynham Ranches, LLC, an Oregon Limited Liability Company

BY: _____
Buckley Cox, Member

State of _____
County of Cayman Islands

This instrument was acknowledged before me on 23 May 2023 by Lee V. Traynham as General Manager of Robinson Best, LLC, an Oregon Limited Liability Company.

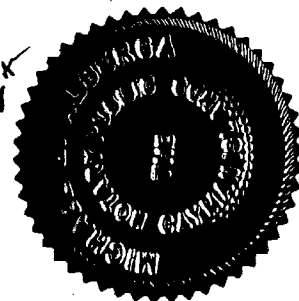
Michael C. Alberga

Michael Alberga
NOTARY PUBLIC
in and for the Cayman Islands
Commission expires:

31 January 2024

Notary Public - State of Cayman Islands

My Commission Expires: 31 JANUARY 2024



State of _____
County of _____

This instrument was acknowledged before me on _____ by Buckley Cox as Member of Traynham Ranches, LLC, an Oregon Limited Liability Company

Notary Public - State of _____

My Commission Expires: _____

APOSTILLE

(Hague Convention of 5 October 1961 / Convention de La Haye du 5 octobre 1961)

1. Country: The Cayman Islands

This public document

2. has been signed by Michael Alberga

3. acting in the capacity of Notary Public (NP)

4. bears the seal/stamp of Notary Public (NP) Cayman Islands

CERTIFIED

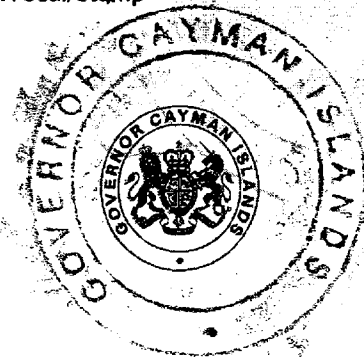
5. at Grand Cayman

6. 25-MAY-2023

7. by K. Stewart for Governor of the Cayman Islands

8. No. AFM196022543

9. Seal/Stamp



10. Signature

A handwritten signature in black ink, appearing to read "K. Stewart", written over a horizontal line.

STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 5/25/23

Robinson Best, LLC, an Oregon Limited Liability Company

BY: _____
Lee V. Traynham, General Manager

Traynham Ranches, LLC, an Oregon Limited Liability Company

BY: [Signature]
Buckley Cox, Member

State of _____
County of _____

This instrument was acknowledged before me on _____ by Lee V. Traynham as General Manager of Robinson Best, LLC, an Oregon Limited Liability Company.

Notary Public - State of _____

My Commission Expires: _____

State of Oregon
County of Jackson

This instrument was acknowledged before me on May 25 2023 by Buckley Cox as Member of Traynham Ranches, LLC, an Oregon Limited Liability Company

[Signature]

Notary Public - State of Oregon

My Commission Expires: May 09 2025

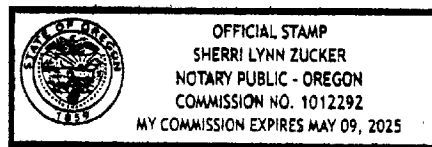


EXHIBIT "A"
Legal Description

Parcel A: (TL 2900; 4500; 4700)

The S1/2 of the SW1/4 and the SW1/4 of the SE1/4 of Section 16; the SW1/4, the N1/2 of the NW1/4, the SW1/4 of the NW1/4, the NW1/4 of the NE1/4 and the E1/2 of the NE1/4, in Section 21; all in Township 33 South, Range 7 1/2 East, Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM: Two acres, more or less, in the SW1/4 SE1/4 of Section 16, Township 33 South, Range 7 1/2 East, Willamette Meridian, more particularly described as follows:

Commencing at the Southeast corner of said SW1/4 SE1/4; thence North a distance of 418 feet; thence West a distance of 209 feet; thence South a distance of 418 feet; thence East a distance of 209 feet to the place of beginning, being the same property conveyed to School District No. 7 by Deed recorded March 12, 1888 in Volume 3 at page 497 of Klamath County, Oregon Deed Records.

ALSO EXCEPTING THEREFROM a strip of land 400 feet in width off the East side of the NE1/4 NE1/4, Section 21.

AND EXCEPTING a parcel described as: Beginning at a point 1,180 feet North of the Southeast corner of the NE1/4 of Section 21, Township 33 South, Range 7 1/2 East, Willamette Meridian; thence West 175 feet; thence North 110 feet; thence East 175 feet; thence South 110 feet to the point of beginning.

AND EXCEPTING a parcel described as: Beginning at a point 1,180 feet North of and 175 feet West of the Southeast corner of the NE1/4 of Section 21, Township 33 South, Range 7 1/2 East, Willamette Meridian; thence running West 200.5 feet; thence North 110 feet; thence East 200.5 feet; thence South 110 feet to the point of beginning.

AND EXCEPTING THEREFROM any portion lying within Nicholson Road.

Parcel B: (TL 5401)

Unsurveyed Parcel 1 of Land Partition 03-16 being a replat of Parcels 1, 2 and 3 of Land Partition 86-07, including replat of Parcel 1 of Land Partition 15-06, situated in the SW1/4 NE1/4, SE1/4 NW1/4, SE1/4 of Section 21, The W1/2 of Section 22, W1/2 of Section 27 and Section 28, Township 33 South, Range 07 1/2 East, Willamette Meridian, filed May 19, 2016 in Volume 2016-005267, Records of Klamath County, Oregon.

Parcel C: (TL 4600)

Unsurveyed Parcel 2 of Land Partition 03-16 being a replat of Parcels 1, 2 and 3 of Land Partition 86-07, including replat of Parcel 1 of Land Partition 15-06, situated in the SW1/4 NE1/4, SE1/4 NW1/4, SE1/4 of Section 21, The W1/2 of Section 22, W1/2 of Section 27 and Section 28, Township 33 South, Range 07 1/2 East, Willamette Meridian, filed May 19, 2016 in Volume 2016-005267, Records of Klamath County, Oregon.

Parcel D: (TL 5402)

Parcel 2 of Land Partition 15-06, situated in the S1/2 of Section 28, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

Parcel E: (TL 2600)

Lots 1, and 2, the NW1/4 of the SE1/4, the E1/2 of the NW1/4, the NE1/4 of the SW1/4 of Section 16, and W1/2 of the NW1/4 and the NW1/4 of the SW1/4 of Section 16, less that portion described as follows:

Beginning at a point on the line between Sections 16 and 17, Township 33 South, Range 7 1/2 East, Willamette

EXHIBIT "A"
Legal Description

Meridian where a stream known as Anna Creek Slough crosses said section line and which point is 5.6 chains, more or less, South of the Corner of Sections 8, 9, 16 and 17, of said Township and Range; thence south along the section line between said Sections 16 and 17, a distance of 56.25 chains, more or less, to the Northwest corner of the SW1/4 of the SW1/4 of Section 16; thence East along the North line of the SW1/4 of the SW1/4 of said Section 16, a distance of 14.12 chains, more or less, to the center of the channel of Anna Creek Slough; thence Northwesterly along the center of said channel to the point of beginning; being that portion of the West half of the NW1/4 and of the NW1/4 of the SW1/4 of Section 16, Township 33 South, Range 7 1/2 East, Willamette Meridian, lying Southwesterly from the Anna Creek Slough.

Parcel F: (TL 5500)

Parcel 1 of Land Partition 02-16 situated in the E 1/2 NE 1/4, E 1/2 SE 1/4, SW 1/4 SE 1/4, SE 1/4 SW 1/4 of Section 29, and the NE 1/4 NW 1/4, N 1/2 NE 1/4, S 1/2 N 1/2 Lying South of Seven Mile Road, and the SE 1/4, SW 1/4 Excepting the West 360' of Section 32 and All of Section 33, in Township 33 South, Range 7 1/2 East, of the Willamette Meridian, Klamath County, Oregon and that portion of Government Lots 1, 2, 3 and 4 of Section 4 and Government Lot 1 of Section 5, in Township 34 South, Range 7 1/2 East, of the Willamette Meridian, Klamath County Oregon, more particularly described as follows: Beginning at the quarter Section corner on the North line of Section 4; thence South along the East line of Government Lots 1 and 4, 1989.5 feet; thence North 62°37' West 4328.3 feet to the North line of Section 5; thence East along the North line of Section 5 and 4, 3862 feet, more or less to the point of beginning. Recorded May 19, 2016 in Instrument No. 2016-005266.

EXHIBIT "B"
Exceptions

Subject to:

EXCEPTIONS FOR PARCELS A THRU E:

1. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Meadows Drainage District.
3. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Anna Creek and Wood River, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Anna Creek and Wood River.

All matters arising from any shifting in the course of Anna Creek and Wood River including but not limited to accretion, reliction and avulsion.

4. Easement Rights and restrictions contained in Decree, including the terms and provisions thereof,
Recorded: December 30, 1919
Instrument No.: Book 9, page 546, County Court Journal
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Meadows Drainage District
Recorded: October 25, 1992
Instrument No.: Volume 59, page 273
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: J.R. Sizemore
Recorded: June 27, 1941
Instrument No.: Book 139, page 117
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Wood River District Co., a corporation
Recorded: November 16, 1953
Instrument No.: Volume 264, page 82

EXHIBIT "B"

Exceptions

8. Limited access provisions contained in Deed to State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,

Recorded: February 27, 1991
Instrument No.: M91, page 03561
9. Conditional Use Permit Restrictive Covenant, including the terms and provisions thereof,

Recorded: July 26, 2006
Instrument No.: M06, page 15052
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Wood River District Improvement Company
Recorded: June 22, 2012
Instrument No.: 2012-006883
11. Wood River District Improvement Company Agreement, including the terms and provisions thereof,

Recorded: December 6, 2016
Instrument No.: 2016-012975

Re-recorded: October 15, 2020
Instrument No.: 2020-013292

Amended by instrument,
Recorded: December 11, 2020
Instrument No.: 2020-016143

SPECIAL EXCEPTIONS FOR PARCEL F:

12. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
13. Special Assessment disclosed by the Klamath tax rolls:
For: Wood River District Improvement Company
14. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
15. The provisions contained in Patents,
Instrument No.: Volume 6, page 543, Deed Records.
Volume 11, page 383, Deed Records
As follows: See patents for particulars.

EXHIBIT "B"

Exceptions

16. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument: Granted To: County of Klamath, Oregon

Recorded: March 24, 1972

Instrument No.: M72, page 3142

17. Wood River District Improvement Company Agreement, including the terms and provisions thereof,

Recorded: December 6, 2016

Instrument No.: 2016-012975

Re-recorded: October 15, 2020

Instrument No.: 2020-013292

Amended by instrument,

Recorded: December 11, 2020

Instrument No.: 2020-016143