



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Four J Ranch, LLC an Oregon limited liability
company
17284 Rustic LN
Brookings, OR 97415

Until a change is requested all tax statements shall be
sent to the following address:
Four J Ranch, LLC an Oregon limited liability
company
17284 Rustic LN
Brookings, OR 97415
File No. 605542AM

STATUTORY WARRANTY DEED

Robert Carl Palmquist, Successor Trustee of the Karen Palmquist Revocable Trust UAD August 25, 2021,
Grantor(s), hereby convey and warrant to

Four J Ranch, 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:

PARCEL 1:

The NE1/4 SE1/4 SE1/4 and the E1/2 NW1/4 SE1/4 SE1/4 of Section 29, Township 39 South, Range 12 East
of the Willamette Meridian, Klamath County, Oregon;

EXCEPTING THEREFROM a strip of land 30 feet off the most Northerly portion lying West of the County
Road.

PARCEL 2:

The SE1/4 SE1/4 of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, Klamath
County, Oregon;

EXCEPTING THEREFROM a strip of land 30 feet wide off the most Northerly portion lying West of the
County Road;

ALSO EXCEPTING THEREROM the NE1/4 SE1/4 SE1/4 and E1/2 NW1/4 SE1/4 SE1/4 of Section 29,
Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The NE1/4 NE1/4 of Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath
County, Oregon;

EXCEPTING THEREFROM that portion conveyed to the U. S. A. for irrigation ditch by deed dated
January 28, 1925, recorded February 8, 1926 in Volume 69, page 269, Deed Records of Klamath County,
Oregon.

The true and actual consideration for this conveyance is \$450,000.00.
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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 September 2023

Karen Palmquist Revocable Trust

By: Robert Carl Palmquist
Robert Carl Palmquist, Successor Trustee

State of Oregon } ss
County of Klamath }

On this 25th day of September, 2023, before me, Emily Coe a Notary Public in and for said state, personally appeared Robert Carl Palmquist, Successor Trustee of the Karen Palmquist Revocable Trust, 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.

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

