



After recording return to:
E.G. Kerns Ranches, LLC
9350 Hwy 66
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
E.G. Kerns Ranches, LLC
9350 Hwy 66
Klamath Falls, OR 97601

File No.: 7161-4121581 (SA)
Date: November 28, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Patrick D. Fitzgerald, Trustee of the Mildred Fitzgerald Family Trust, an Oregon Business Trust, Grantor, conveys and warrants to **E.G. Kerns Ranches, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$225,000.00**. (Here comply with requirements of ORS 93.030)

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 12 day of January, 2024

Patrick D. Fitzgerald, Trustee of the Mildred Fitzgerald Family Trust, an Oregon Business Trust


Patrick D. Fitzgerald, Trustee

STATE OF Oregon

County of Klamath

ss.

This instrument was acknowledged before me on this 12 day of January, 2024 by Patrick D. Fitzgerald as Trustee of the Mildred Fitzgerald Family Trust, an Oregon Business Trust, on behalf of the Trust.




Notary Public for Oregon

My commission expires:

OCT 28 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Joaquin

Stacey Sanchez, Notary Public

On 11/2/2024 before me,

Here Insert Name and Title of the Officer

Personally appeared

Patrick D. Fitzgerald
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document _____ Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____
☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other _____

Signer's Name _____
☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other _____

Signer Is Representing _____

Signer Is Representing _____

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land lying in the W1/2 of the E1/2 of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, to-wit: That part of said W1/2 of E1/2 lying Southerly of Highway 66 and Northerly of the Weyerhaeuser Timber Railroad right of way but excepting therefrom the following tracts:

The West 30 feet of the above-property deeded for roadway as recorded in Deed Book 343 at page 166; the tract deeded to H.H. Vanvelkenburg, recorded in Deed Book 44 at page 270; Parcel 11 of the property deeded to Vernon G Howard, et ux, recorded in Deed Book 343 at page 166, and SAVING AND EXCEPTING, a tract of above-property deeded to Albert R. Klepper and Carol Jean Klepper, husband and wife, recorded in Volume M67 PAGE 8097, RECORDS OF Klamath County, Oregon, and SAVING AND EXCEPTING that portion deeded to Gerald D. Fitzgerald and Teresa Ann Fitzgerald in Volume M81 page 3490, re-recorded in Volume M81 page 7315, records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the following described Property:

Beginning at the North 1/4 corner of Section 27, South 0°00'00" East, 497.46 feet to the Southerly right of way line of the Klamath Falls-Ashland Highway 66; thence along said right of way line North 48°40'12" East, 235.62 feet to the TRUE POINT OF BEGINNING; thence continuing along said right of way line North 48°40'12" East, 67.74 feet, to the Northeast corner of a tract of land recorded in Volume M93 Page 16749, Klamath County official records; thence leaving said right of way line, and along the Southwesterly line of said M93, Page 16749 to the Southwest corner thereof, South 41°53'57" East, 176.84 feet; thence South 89°58'03" West, 165.92 feet; thence North 02°00'28" West, 87.04 feet to the point of beginning.