

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE*

**AFTER RECORDING RETURN TO:**

Samuel J. Stafford

8600 SW Wiley Rd.

Powell Butte, OR 97753

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Statutory Warranty Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Stafford Ranches, LLC, an Oregon limited liability company

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Samuel J. Stafford

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ \_\_\_\_\_ ☒ Other

**5) SEND TAX STATEMENTS TO:**

Samuel J. Stafford

8600 SW Wiley Rd.

Powell Butte, OR 97753

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL  
(If applicable) ☐ PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$ \_\_\_\_\_

**8) If this instrument is being Re-Recorded, complete the following statement, in**

**accordance with ORS 205.244:** "RERECORDED AT THE REQUEST OF AmeriTitle TO CORRECT Legal Description  
for the portion of property situated in Section 25, Township 30 South, Range 8 EWM  
PREVIOUSLY RECORDED IN BOOK 2019 AND PAGE 009610, OR AS FEE  
NUMBER \_\_\_\_\_."

\$97.00

Return To:

**AmeriTitle**

GRANTOR:  
Stafford Ranches, LLC  
4411 NW Elliott Lane  
Prineville, OR 97754

GRANTEE:  
Samuel J. Stafford  
8600 SW Wiley Road  
Powell Butte, OR 97753

After recording, return to:  
Terrence B. O'Sullivan  
Merrill O'Sullivan, LLP  
805 SW Industrial Way, Suite 5  
Bend, OR 97702

Until a change is requested,  
send tax statements to:  
Samuel J. Stafford  
8600 SW Wiley Road  
Powell Butte, OR 97753

**2019-009610**

Klamath County, Oregon

08/21/2019 10:03:50 AM

Fee: \$87.00

### STATUTORY WARRANTY DEED

The true and actual consideration for this conveyance is non-monetary; a liquidation property distribution deemed Section IRC 736(b) payment.

Stafford Ranches, LLC, an Oregon limited liability company, Grantor, conveys and warrants unto Samuel J. Stafford, Grantee, the following-described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Township 30 South, Range 8 East:

Section 13: SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ; Lots 1 and 2; SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$

Section 14: SE  $\frac{1}{4}$

Section 24: All

Section 25: N  $\frac{1}{2}$  of the N  $\frac{1}{2}$  S  $\frac{1}{2}$  of the N  $\frac{1}{2}$ ; N  $\frac{1}{2}$  of the S  $\frac{1}{2}$ ; S  $\frac{1}{2}$  of the SW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$

Section 36: N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$

Township 30 South, Range 9 East:

Section 18: Parcel 3 of Land Partition 44-05; Klamath County, Oregon; Government Lot 4

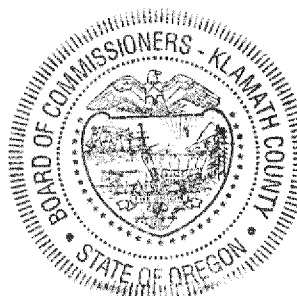
Section 19: SE  $\frac{1}{4}$ ; E  $\frac{1}{2}$  of the W  $\frac{1}{2}$ ; Government Lots 1, 2, 3 and 4

Statutory Warranty Deed

Recorded by AmeriTitle as an accommodation only. No liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document.

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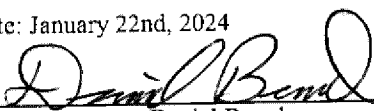


State of Oregon  
County of Klamath

I hereby certify that instrument #2019-009610, recorded on 8/21/2019, consisting of 2 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: January 22nd, 2024

  
Daniel Beard

Section 29: W ½ of the W ½

Section 30: NE ¼; SE ¼; E ½ of the W ½; Lots 1, 2, 3 and 4

**SUBJECT TO:** all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

By execution of this instrument, Grantor certifies that it is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.

DATED: AUG 5, 2019.

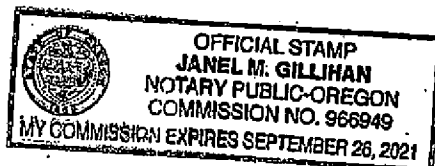
Stafford Ranches, LLC

By: Mark K. Stafford

Mark K. Stafford, Member, Grantor

STATE OF OREGON; County of Deschutes: ss.

On Aug 5, 2019, personally appeared before me the above named **Mark K. Stafford**, Member of Stafford Ranches, LLC, Grantor, and acknowledged the foregoing instrument to be his voluntary act.



Janel M. Gillihan  
Notary Public for Oregon

## EXHIBIT "A"

Township 30 South, Range 8 East of the Willamette Meridian:

Section 25: N1/2 N1/2; S1/2 of the N1/2; N1/2 S1/2; S1/2 of the SW1/4; SW1/4 of the SE1/4