

2024-009397

Klamath County, Oregon



00335093202400093970050058

10/29/2024 09:43:56 AM

Fee: \$102.00

GRANTOR'S NAME:

DUANE MARTIN RANCHES, L.P., a California
limited partnership

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANTEE'S NAME:

JUSBUYM INVESTMENTS, LLC, a California limited company

AFTER RECORDING RETURN TO:

Mohan Harris Ruiz, LLP
801 S. Ham Lane, Suite F
Lodi, CA 95242

SEND TAX STATEMENTS TO:

JUSBUYM Investments, LLC
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

STATUTORY WARRANTY DEED

Duane Martin Ranches, L.P., a California limited partnership as to Parcels A thru F, Grantor, conveys and warrants to **JUSBUYM INVESTMENTS, LLC, a California limited liability company,** 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

THERE IS NO CONSIDERATION FOR THIS CONVEYANCE. (See ORS 93.030).


Subject to:

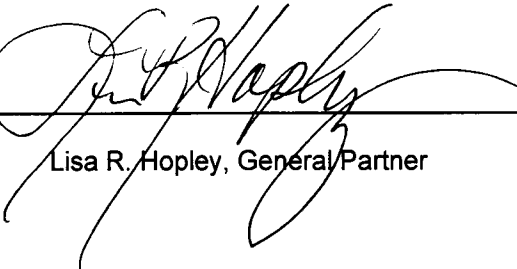
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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 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: September 30, 2024

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

By 
Duane F. Martin, Jr., General partner

By 
Lisa R. Hopley, General Partner

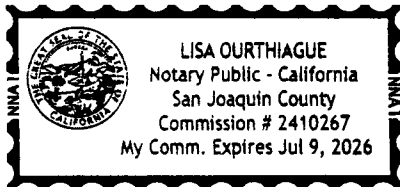
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

On this 30th day of September, 2024, before me, Lisa Ourthiague, Notary Public, personally appeared DUANE F. MARTIN, JR. and LISA R. HOPLEY, 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(ies) 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.



Lisa Ourthiague
Notary's Signature

Exhibit "A"

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 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.