



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
G3 Land Company LLC.  
1301 Esplanade  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
G3 Land Company LLC.  
1301 Esplanade  
Klamath Falls, OR 97601  
File No. 637561AM

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**STATUTORY WARRANTY DEED**

**Big Bertha Properties, LLC, an Oregon Limited Liability Company,**  
Grantor(s), hereby convey and warrant to

**G3 Land Company 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 2 of Land Partition 26-21 being a replat of Parcel 1 of Land Partition 40-95 situated in the NW1/4 of Section 17 and the SE1/4 SW1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon recorded August 26, 2021 in Instrument 2021-013060, Records of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$719,550.00. PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

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: November 5, 2024

Big Bertha Properties LLC  
By: *Patrick J. Juhl*  
Patrick J. Juhl, Member

By: *Christine B. Juhl*  
Christine B. Juhl, Member

State of Oregon } ss  
County of Klamath }

On this 7 day of November, 2024, before me, *Lisa Legget-Weatherby* a Notary Public in and for said state, personally appeared Patrick J. Juhl and Christine B. Juhl, Members of Big Bertha Properties LLC 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.

*Lisa Legget-Weatherby*  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2027

