



2025-001337

Klamath County, Oregon

02/25/2025 02:50:01 PM

Fee: \$102.00

After recording, return to:

John E. von Schlegell
935 SW Davenport St.
Portland, OR 97201

Until a change is requested, send all tax statements to:

John E. von Schlegell
935 SW Davenport St.
Portland, OR 97201

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, Agency Seven LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to John E. von Schlegell, Grantee, an undivided 48.65% interest as tenant in common in that certain real property located in Klamath County, Oregon described on Exhibit A attached hereto, subject to encumbrances, conditions, and restrictions of record and the lien of real property taxes and assessments not yet due.

The true and actual consideration for this conveyance is other property or value, which was the whole consideration.

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.

AMERITITLE has recorded this instrument by request as an accommodation and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

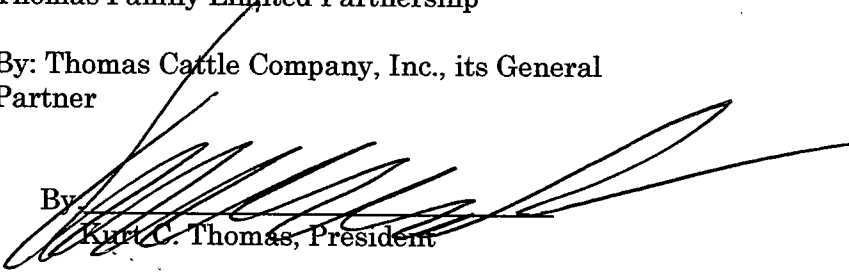
Dated: February 19 2025

GRANTOR:

AGENCY SEVEN LLC

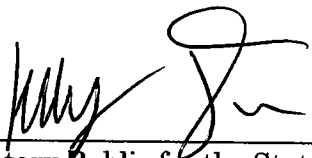
Thomas Family Limited Partnership

By: Thomas Cattle Company, Inc., its General Partner

By: 
Kurt C. Thomas, President

STATE OF ~~OREGON~~ ^{California})
COUNTY OF ~~KLAMATH~~ ^{Santa Barbara}) ss.

This instrument was acknowledged before me this 19 day of February, 2025, by Kurt C. Thomas.


Notary Public for the State of ~~Oregon~~ ^{California}
My commission expires: April 8, 2027

Please see Attachment KO 2/19/2025

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

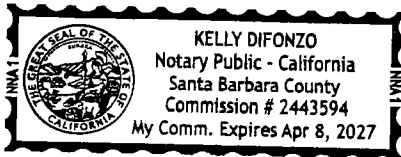
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Santa Barbara)
 On February 14, 2025 before me, Kelly Difonzo (Notary Public)
 Date Here Insert Name and Title of the Officer
 personally appeared Kurt C. Thomas
 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]
 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 Is Representing: _____

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

Signer Is Representing: _____

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

Parcel 1

That portion of the S½NW¼SE¼, Section 12, Township 34 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon, lying East of Crooked Creek, said land lying on the Easterly side of Crooked Creek.

TOGETHER WITH a perpetual right-of-way and easement for access to and egress from said parcel along and across a strip of land 30 feet in width running South of and parallel to the 1/16th line from Oregon State Highway No. 62 Westerly to the center of the SE¼, Section 12, Township 34 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2

A parcel of land situate in Sections 12 and 13, Township 34 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

All that portion of said Section 13 lying Easterly of the Easterly right-of-way line of Oregon State Highway Number 62.

ALSO, Beginning at a brass capped monument marking the Northwest corner NE¼ of said Section 13; thence South 01° 18' 11" East along the center of section line 1329.05 feet to a 5/8 inch iron pin; thence North 83° 55' 56" East, 303.21 feet to a 5/8 inch iron pin; thence North 77° 27' 38" East 743.71 feet to a 5/8 inch iron pin; thence South 23° 27' 00" East 904.20 feet to a 5/8 inch iron pin; thence East 155.31 feet a 5/8 inch iron pin on the Northwesterly bank of Crooked Creek; thence continuing East to the centerline of said Crooked Creek; thence Southerly along the centerline of said Crooked Creek to a point where said creek intersects the North line SE¼NW¼SE¼ of said Section 13; thence South 89° 55' 34" East along said North line 1090 feet more or less to a 5/8 inch iron pin marking the Northeast corner of the SW¼NE¼SE¼ of said Section 13; thence South 01° 46' 10" East 662.84 feet to a 5/8 inch iron pin marking the Southeast corner SW¼NE¼SE¼ of said Section 13; thence South 89° 56' 02" East 661.13 feet to a 5/8 inch iron pin marking the Southeast corner of SE¼NE¼SE¼ of said Section 13; thence North 01° 55' 38" West 1325.61 feet to a brass capped monument marking the East ¼ corner of said Section 13; thence North 01° 00' 6" West along the section line 967.30 feet to a 5/8 inch iron pin on the Westerly right-of-way line of Oregon State Highway Number 62; thence North 11° 39' 31" West along said right-of-way line 1204.62 feet to a 5/8" iron pin marking a curve to the left; thence along the arc of said curve 518.12 feet to a 5/8" iron pin where said right-of-way line intersects the North line of said Section 13; thence South 89° 57' 13" West along said Section line 933.31 feet to a brass capped monument marking the Northwest corner of NE¼NE¼ of said Section 13; thence North 00° 11' 02" West 1315.71 feet to a brass capped monument marking the Northeast corner of SW¼SE¼ of said Section 12; thence North 89° 44' 01" West 1335.05 feet to a brass capped monument marking the Northwest corner of SW¼SE¼ of said Section 12; thence South 00° 45' 00" East 1322.61 feet to a brass capped monument marking the point of beginning.

EXCEPTING THEREFROM the following:

A parcel of land located in the NE¼NE¼, Section 13, Township 34 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point of intersection of the section line between Sections 12 and 13, Township 34 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon; and Westerly right-of-way

boundary of Oregon Highway 62 from which the section corner common to Sections 12 and 13, Township 34 South, Range 7½ East of the Willamette Meridian, and Sections 7 and 18, Township 34 South, Range 7 East of the Willamette Meridian, bears North 89° 57' 13" East 328.51 feet; thence South 89° 57' 13" West 993.31 feet along the Section line between Sections 12 and 13 to the East 1/16th corner common to Sections 12 and 13; thence South 1° 08' 54" East 150 feet along the West boundary of the NE¼NE¼, said Section 13; thence North 89° 57' 13" East 1022.25 feet to a point of intersection with the Westerly limit of the right-of-way of Oregon Highway 62; thence along the Westerly limit of said right-of-way on a spiral curve whose long chord bears North 12° 19' 24" West 33.89 feet to the point of change from spiral to circular curve left, radius 5679.58 feet; thence along said curve, the long chord of which bears South 12° 55' 41" a distance of 119.89 feet to the point of beginning.