



2025-001339

Klamath County, Oregon

02/25/2025 02:50:01 PM

Fee: \$97.00

**After recording, return to:**

Kurt Thomas  
1482 East Valley Road  
Ste. 42 Box 468  
Montecito, CA 93108

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

Kurt Thomas  
1482 East Valley Road  
Ste. 42 Box 468  
Montecito, CA 93108

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION, Delta Land and Cattle, LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to Kurt Thomas, Grantee, an undivided 15.3% 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: 2/19, 2025

GRANTOR:

DELTA LAND AND CATTLE, LLC

By: [Signature]

Name: John E. von Schlegell

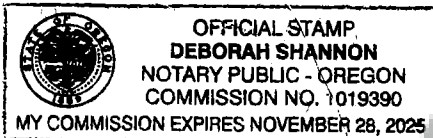
Title: Manager

STATE OF OREGON )

COUNTY OF MULTNOMAH )

) ss.

This instrument was acknowledged before me this 19 day of February 2025, by John E. von Schlegell.



[Signature]  
Notary Public for the State of Oregon  
My commission expires: Nov 28 2025

## EXHIBIT A

### PARCEL A

A tract of land situated in Sections 6, 7, 18, and 19, Township 34 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/16 corner common to Sections 1 and 6, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, as marked by a 1931 G. L. O. brass cap monument; thence North 00 degrees 03' 52" West along the West line of said Section 6, 620 feet, more or less, to the centerline of Seven Mile Canal; thence Easterly along the centerline of said Seven Mile Canal, 310 feet, more or less, thence South 00 degrees 12' 47" West 195 feet, more or less, to a PK nail on a fence post; from which said North 1/16 corner bears South 35 degrees 49' 22" West 516.81 feet; thence South 00 degrees 12' 47" West 287.54 feet to a PK nail on a fence post; thence South 01 degrees 02' 38" East 120.71 feet to a PK nail on a fence post; thence South 02 degrees 26' 25" West 287.52 feet to a PK nail on a fence post; thence South 18 degrees 02' 14" East 1131.66 feet to a PK nail on a fence post; thence South 83 degrees 43' 23" East 48.62 feet to a PK nail on a fence post; thence North 83 degrees 31' 40" East 16.38 feet to a PK nail on a fence post; thence South 43 degrees 54' 16" East 58.37 feet to a PK nail on a fence post; thence North 73 degrees 09' 13" East 629.63 feet to a PK nail on a fence post; thence North 71 degrees 53' 47" East generally along an existing fence, 709.12 feet to a 5/8 inch iron pin on the Northeast side of a fence corner; thence North 31 degrees East 75 feet, more or less, to the centerline of the said Seven Mile Canal; thence Southeast along the centerline of the said Seven Mile Canal, 1440 feet, more or less, to its intersection with the centerline of the Dixon and McQuiston Center Canal; South 00 degrees 13' 57" East 16.175 feet, more or less, South 23 degrees 53' 22" East 156.11 feet and South 13 degrees 18' 22" West 681.05 feet to its intersection with the centerline of an existing canal; thence North 74 degrees 27' 51" West, along the centerline of said canal, 3243.55 feet to the centerline of Four Mile Canal and being on the East line of that tract of land as described in Deed Volume 331, page 367, Parcel 1, as recorded in the Klamath County deed records; thence North 00 degrees 04' 38" West along the centerline of said Four Mile Canal, 2222.53 feet to the Northeast corner of said Deed Volume 331, page 367, Parcel 1; thence West 98.00 feet to the Northwest corner of said Deed Volume 331, page 367, Parcel 1, on the West line of the Northwest ¼ of said Section 19; thence North 00 degrees 23' 47" East 1537.50 feet to the corner common to Sections 13 and 24, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and said Sections 18 and 19, as marked by a 1931 G. L. O. brass cap monument; thence North 00 degrees 08' 26" West 2547.24 feet to the ¼ corner common to said Sections 13 and 18, as marked by a 1931 G. L. O. brass cap monument; thence North 00 degrees 04' 44" West 11,466.34 feet the point of beginning with bearings based on survey No. 3146, as recorded in the office of the Klamath County surveyor.

INCLUDING a non-exclusive easement for ingress and egress for irrigation ranching purposes and for the use of scales, shipping corrals, and other livestock gathering facilities and improvements in all land referenced in Warranty Deed dated June 27, 1997, wherein Sanwa Bank California, as Trustee under Trust No. 55233-10-0, Lewis M. Mathis is grantor and Lewis M. Mathis, a married man, as his sole and separate property, is grantees, recorded Vol. M97, Page 22310, Records of Klamath County, Oregon, located on the land therein and herein designated as Parcel "B"; ALL SUBJECT TO THE FOLLOWING PROVISION: Easement holders to bear all costs for the maintenance and improvement in and to the scales, shipping corrals and livestock gathering facilities.

**PARCEL B**

A tract of land situated in Government Lots 20, 21, 22, and 25 of Section 6, Township 34 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a PK nail on a fence post from which the North 1/16 corner common to said Section 6 and Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, bears South 35 degrees 49' 22" West 516.81 feet; thence South 00 degrees 12' 47" West 287.54 feet to a PK nail on a fence post; thence South 01 degrees 02' 38" East 120.71 feet to a PK nail on a fence post; thence South 02 degrees 26' 25" West 287.52 feet to a PK nail on a fence post; thence South 18 degrees 02' 14" East 1131.66 feet to a PK nail on a fence post; thence South 83 degrees 43' 23" East 48.62 feet to a PK nail on a fence post; thence North 83 degrees 31' 40" East 16.38 feet to a PK nail on a fence post; thence South 43 degrees 54' 16" East 58.37 feet to a PK nail on a fence post; thence North 73 degrees 09' 13" East 629.63 feet to a PK nail on a fence post; thence North 71 degrees 51' 47" East, generally along an existing fence 709.12 feet to a 5/8 inch iron pin on the Northeast side of a fence corner; thence North 31 degrees East 75 feet, more or less, to the centerline of the Seven Mile Canal; thence Northwesterly along the centerline of said Seven Mile Canal to a point that bears North 00 degrees 12' 47" East from the point of beginning; thence South 00 degrees 12' 47" West 195 feet, more or less, to the point of beginning, with bearings based on the West line of said Government Lot 20 as being North 00 degrees 03' 52" West.