



After recording return to:
Hunter Hill Properties, LLC
7552 E. Wethersfield Road
Scottsdale, AZ 85260

Until a change is requested all tax
statements shall be sent to the
following address:
Hunter Hill Properties, LLC
7552 E. Wethersfield Road
Scottsdale, AZ 85260

File No.: 7161-4236351 (SA)
Date: January 28, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Becklin Land & Cattle, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Hunter Hill Properties, LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$1,800,000.00**. (Here comply with requirements of ORS 93.030)

APN: 897250

Statutory Warranty Deed
- continued

File No.: 7161-4236351 (SA)

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 this 24 day of February, 2025.

Becklin Land & Cattle, LLC, an Oregon limited liability company

By: 

Name: D. Sterling Becklin

Title: Member

By: 

Name: Amber Lee Becklin

Title: Member

APN: **897250**

Statutory Warranty Deed
- continued

File No.: **7161-4236351 (SA)**

STATE OF Oregon)
County of Klamath)ss.
)

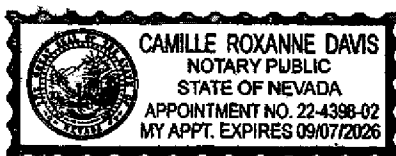
This instrument was acknowledged before me on this 27 day of February, 2025
by D. Sterling Becklin as Member of Becklin Land & Cattle, LLC, on behalf of the limited liability
company.



Notary Public for Oregon
My commission expires: 1/2/2027

STATE OF Nevada)
~~Oregon~~)ss.
County of Washoe)
Klamath)

This instrument was acknowledged before me on this 24 day of February, 2025
by Amber Lee Becklin as Member of Becklin Land & Cattle, LLC, on behalf of the limited liability
company.



Nevada
Notary Public for ~~Oregon~~
My commission expires: 9/7/2026

APN: **897250**

Statutory Warranty Deed
- continued

File No.: **7161-4236351 (SA)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

That portion of the Southwest 1/4 Southwest 1/4 of Section 26 lying South of the U.S.B.R. No. 31 Drain; the Northwest 1/4 Northwest 1/4 of Section 35 and that portion of Government Lot 8 of Section 34 lying East of the Easterly right of way line of the Burlington Northern Railroad, in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon;

Also an undivided one-half interest in a 60-foot roadway along the West side of the Southwest 1/4 Northwest 1/4 and Northwest 1/4 Southwest 1/4 of Section 26, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, extending North to the County Road, only as excepted in that certain Deed to V. C. Rexford by Deed recorded in Volume 114, Page 317, Deed Records of Klamath County, Oregon; excepting rights or way conveyed to the United States of America and rights of way for roads and Great Northern Railway.

Excepting therefrom that portion conveyed to the United States of America, by an Instrument recorded May 21, 1910 in Deed Volume 29, Page 213, Deed Records of Klamath County, Oregon, for Stukel Lateral and Traynor Lateral over the Northwest 1/4 Northwest 1/4 of Section 35 and the Northeast 1/4 Northeast 1/4 Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon;

Also including the following: That portion of the Southeast 1/4 Southeast 1/4 and Government Lot 5 lying East of the Easterly right of way line of the Burlington Northern Railroad; that portion of Government Lot 6 lying East of the Easterly right of way line of the Burlington Northern Railroad and South of the U.S.B.R. No. 31 Drain, all in Section 27, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.