



2025-001567

Klamath County, Oregon

03/05/2025 08:31:01 AM

Fee: \$107.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Redband Properties LLC, an Oregon limited
liability company

PO Box 5027

Larkspur, CA 94977

Until a change is requested all tax statements shall be
sent to the following address:

Redband Properties LLC, an Oregon limited
liability company

PO Box 5027

Larkspur, CA 94977

File No. 664394AM

STATUTORY WARRANTY DEED

R. Michael Wampler, Joseph W. Wampler, Scott M. Wampler and Kristi M. Strizich, each as to an undivided one-fourth interest, as tenants in common,

Grantor(s), hereby convey and warrant to

Redband Properties 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:

See Attached Exhibit 'A' ("Property"), which is made a part hereof by this reference, together with all appurtenant water rights; all easements, licenses, or permits associated with those water rights; and all appurtenant grazing permits and other appurtenant leases held by Grantor

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

605562 3407-034A0-05000

700566 3407-034A0-05100

198244 3407-034A0-05400

769948 3407-034A0-05400

198253 3407-034A0-05500

197637 3407-034B0-01000

The true and actual consideration for this conveyance is \$2,400,000.00.

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:

See Attached Exhibit 'B'

Real property taxes due, if any, but not yet payable

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: March 4th, 2025

R. Michael Wampler
R. Michael Wampler

Scott M Wampler by R. Michael Wampler,
as his attorney in fact

Joseph W Wampler by R. Michael Wampler,
as his attorney in fact

Kristi M Strizich by R. Michael Wampler,
as her attorney in fact

State of Oregon } ss
County of Klamath }

On this 4 day of March, 2025, before me, Lisa Legget Weatherby Notary Public in and for said state, personally appeared R. Michael Wampler, individually and R. Michael Wampler known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument as Attorney in Fact of Joseph W Wampler and Scott M Wampler and Kristi M Strizich, 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: Oregon
Commission Expires: 9/27/2027



EXHIBIT 'A'

File No. 664394AM

PARCEL 1:

Government Lots 17 and 18 and 19 lying West of the Williamson River in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

LESS AND EXCEPT the following:

A parcel of land located in Government Lot 19, Section 34, Township 34 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the Northwestern right-of-way line of Lalakes Avenue and the Northerly right-of-way Chinchilo Street (also known as Winema Street) as shown on the plat of West Chiloquin, Oregon;
thence along an existing fence line North 61° 25' 15" East 24.69 feet;
thence along said fence line North 88° 52' 00" East 220.34 feet;
thence along said fence line North 88° 12' 55" East 188.50 feet;
thence along said fence South 51° 37' 50" East 20.54 feet to its intersection with the Northeasterly extension of the Southeasterly right-of-way of Lalo Avenue in West Chiloquin;
thence South 30° 30' 00" West 10.78 feet to the Northerly right-of-way line of Chinchilo Street (Winema Street);
thence West along said Northerly right-of-way line 441.02 feet to the point of beginning.

PARCEL 2:

The following described real property in Klamath County, Oregon:

A tract of land situated in Government Lot 16, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the South line of said Government Lot 16, said point situated North 89° 43' 34" West a distance of 1188.84 feet from the East 1/4 corner of said Section 34, marked by a brass capped monument;
thence Northeasterly along the Northwestern right of way line of the Southern Pacific Railroad 250 feet, more or less to the point of beginning;
thence North 68° 44' 24" West a distance of 4 feet, more or less to a 5/8 inch iron pin;
thence continuing North 68° 44' 24" West 371.60 feet to a 5/8 inch iron pin on the Easterly bank of Williamson River;
thence continuing North 68° 44' 24" West to the thread of said river;
thence Northeasterly along the thread of said river a distance of 220 feet, more or less;
thence South 76° 10' 54" East to a 5/8 inch iron pin on the Easterly bank of said river;
thence continuing South 76° 10' 54" East 315.00 feet to a point on the Northwestern right of way line of the Southern Pacific Railroad;
thence Southwesterly along said right of way, a distance of 250 feet, more or less to the point of beginning, with the bearings based on recorded Survey No. 1516, as recorded in the Klamath County Surveyor's Office.

PARCEL 3:

Government Lot 15, lying Westerly of the Southern Pacific Railroad in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

A tract of land situated in Government Lot 16, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East quarter corner of said Section 34, said corner being the Southeast corner of said Government Lot 16, said point being marked by a brass capped monument;
thence North $89^{\circ} 43' 34''$ West 1188.84 feet;
thence North $25^{\circ} 57' 27''$ East 500.38 feet to a $5/8''$ iron pin on the apparent Westerly right of way line of the Southern Pacific Railroad, said point being the true point of beginning of this description;
thence North $76^{\circ} 10' 54''$ West 315.00 feet to a $5/8''$ iron pin on the Easterly bank of the Williamson River;
thence continuing North $76^{\circ} 10' 54''$ West to the thread of the said river;
thence Northerly along the thread of said river to the North line of said Government Lot 16;
thence South $89^{\circ} 54' 26''$ East along said North line to a $5/8''$ iron pin on the bank of said river;
thence continuing South $89^{\circ} 54' 26''$ East 394.57 feet to a $5/8''$ iron pin on the Westerly right of way line of said railroad;
thence Southerly along said Westerly right of way line (chord bears South $21^{\circ} 59' 28''$ West a distance of 290.31 feet) to a $5/8''$ iron pin;
thence North $66^{\circ} 08' 22''$ West along said railroad right of way line 100.00 feet to the true point of beginning, with the bearings based on recorded Survey No. 1516, as recorded in the Klamath County Surveyor's Office.

PARCEL 5:

The $SE\frac{1}{4}$ $SE\frac{1}{4}$ $NW\frac{1}{4}$ of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

EXHIBIT 'B'

1. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Timber
2. Rights of the public and governmental bodies in and to that portion of the Land now or at any time lying below the high water line of Williamson River, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Williamson River.

All matters arising from any shifting in the course of Williamson River including but not limited to accretion, reliction and avulsion.

3. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
4. Taxes deferred, as disclosed by the tax roll, the Land herein described have been zoned or classified for farm use. At any time that said Land is disqualified for such use the property will be subject to additional taxes or penalties and interest.

SPECIAL EXCEPTIONS FOR PARCEL 1:

5. The provisions contained in Deed of Tribal Property,
Recorded: August 29, 1962,
Instrument No.: Volume 339, page 614
As follows: See deed for particulars.
6. The provisions contained in Land Status Report,
Recorded: January 26, 1959,
Instrument No.: Volume 309, page 117
As follows: See report for particulars.

SPECIAL EXCEPTIONS FOR PARCEL 2:

7. Provisions contained in Deed and Reservation of Oil, gas, minerals, or other, including the terms and provisions contained therein, in deed from Heirs of William Juda Jim, deceased.
Recorded: March 17, 1958
Instrument No.: 298-136
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

SPECIAL EXCEPTIONS FOR PARCEL 3-4:

8. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
9. Provisions contained in Deed and Reservation of Oil, gas, minerals, or other, including the terms and provisions contained therein, in deed from Lorena Arthur Jackson Wright.
Recorded: January 17, 1958
Instrument No.: 297-62
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

10. The provisions contained in Patent,
Recorded: January 17, 1958,
Instrument No.: 297-64.
11. Reservation of Oil, gas, minerals, or other, including the terms and provisions contained therein, in deed from
Heirs of William Juda Jim, decease.
Recorded: March 17, 1958
Instrument No.: 298-136
The Company makes no representation as to the present ownership of any such interests. There may be leases,
grants, exceptions or reservations of interests that are not listed.
12. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes
stated therein as set forth in instrument:
Granted To: California Oregon Power Company
Recorded: November 12, 1959
Instrument No.: 317-175
13. The property described herein consists of many portions, of which are contiguous. Access to much of the
property is through adjoining tracts. Rights of access to the property is limited to those public roads which abut
or pass through the property described herein and no representation is made that all portions and/or parts
thereof have independent rights of access.

SPECIAL EXCEPTIONS FOR PARCEL 5:

14. The provisions contained in Deed,
Recorded: January 26, 1959,
Instrument No.: 309-119.