



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Leon Landis Living Trust dated July 16, 2024 and
Deborah Stevenson Living Trust dated July 16,
2024
PO Box 176
Bonanza, OR 97623

Until a change is requested all tax statements shall be
sent to the following address:
Leon Landis Living Trust dated July 16, 2024 and
Deborah Stevenson Living Trust dated July 16,
2024
PO Box 176
Bonanza, OR 97623
File No. 670481AM

STATUTORY WARRANTY DEED

Gerber Ranch LLC as to Parcels 1 and 2

Gerber Ranch LLC, as to an undivided 1/2 interest, as to Parcel 3,
Grantor(s), hereby convey and warrant to

Davie Leon Landis and Deborah Marie Stevenson, Trustees, or their successors in trust, of the Leon Landis Living Trust dated July 16, 2024 and Deborah Stevenson Living Trust dated July 16, 2024, and any amendments thereto

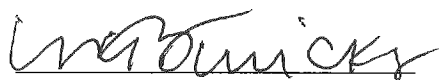
Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$2,050,000.00.
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:

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: May 24, 2025



Mariam B. Wicks, Member of Gerber Ranch LLC

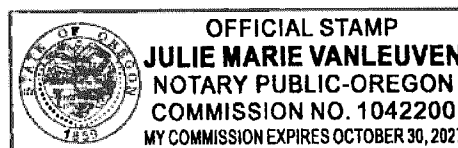
State of Oregon } ss
County of Klamath }

On this 28 day of May, 2025, before me, Julie VanLeuven a
Notary Public in and for said state, personally appeared Mariam B. Wicks, Member of Gerber Ranch 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.



Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 10-30-2027



Katharine D. Bruce
Katharine ~~D. Bruce~~, Member of Gerber Ranch LLC
Davis

State of Oregon } ss
County of Malheur }

On this 28 day of May, 2025, before me, Nancy Elizabeth Horton a
Notary Public in and for said state, personally appeared Katharine ~~D. Bruce~~, Member of Gerber Ranch 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.

*Davis

Nancy Elizabeth Horton
Notary Public for the State of Oregon
Residing at: Payette, ID.
Commission Expires: 6/6/26

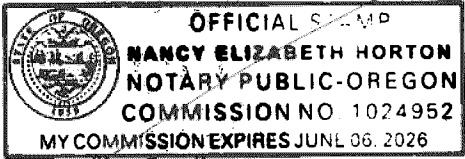
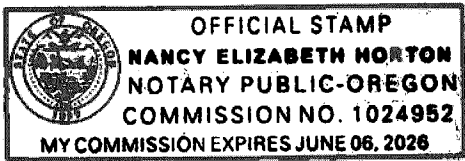


EXHIBIT ‘A’

PARCEL 1:

Township 38 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon:

- Section 12: SE1/4
- Section 13: N1/2 N1/2
- Section 14: NE1/4 NE1/4

Township 38 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

- Section 12: SE1/4 NE1/4
- Section 17: E1/2 SW1/4, SW1/4 SW1/4
- Section 18: Government Lot 1 (NW1/4 NW1/4), S1/2 SE1/4, NE1/4 SE1/4
- Section 19: E1/2
- Section 20: W1/2 W1/2, NE1/4 NW1/4
- Section 29: W1/2 NW1/4, SW1/4
- Section 30: NE1/4 NW1/4, E1/2

Township 38 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon:

- Section 7: E1/2 NE1/4, SE1/4, SE1/4 SW1/4
- Section 18: NE1/4 NW1/4, NW1/4 NE1/4
- Section 29: W1/2 E1/2, SE1/4 NE1/4

PARCEL 2:

A parcel of land located in the SW1/4 of Section 19, Township 38 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South one quarter corner of Section 19, Township 38 South, Range 14, E.W.M.; thence along the South line of said Section 19 North 89°12’50” West 1080.68 feet; thence along a fence line North 54°31’50” East 651.22 feet; thence North 14°47’02” East 345.77 feet; thence South 78°48’25” East 302.81 feet; thence North 16°18’32” East 18.41 feet; thence South 80°55’36” East 166.25 feet to the East line of the SW1/4 of said Section 19; thence along said East line South 00°23’00” West 659.72 feet to the point of beginning.

PARCEL 3:

Township 40 South, Range 14 1/2 East of the Willamette Meridian, Klamath County, Oregon:

- Section 4: Government Lot 4 (NW1/4 NW1/4)
- Section 5: Government Lot 1 (NE1/4 NE1/4)
