



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006869

Klamath County, Oregon

08/06/2025 02:22:01 PM

Fee: \$92.00

After recording return to:

MLM Property LLC, an Oregon Limited
Liability Company

PO Box 1010

Merrill, OR 97633

Until a change is requested all tax statements
shall be

sent to the following address:

MLM Property LLC, an Oregon Limited
Liability Company

PO Box 1010

Merrill, OR 97633

File No. 1006812

STATUTORY WARRANTY DEED

Dennis Hynes, Trustee of the J & J Family Trust, dated January 30, 2000, Grantor(s), hereby convey and warrant to MLM Property 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:

The West half of the Northeast quarter and Lots 1 and 3 of Section 3, all in Township 41 South of Range 10 East, Willamette Meridian, Oregon; Save and excepting approximately 5 acres lying between Lost River and Southern Pacific Railway Right of Way and North of U.S. Irrigation Canal "C" heretofore conveyed by Miles L. Moore and Pearl E. Moore, his wife, to John D. Moore and Jean Moore, his wife, recorded November 15, 1944 in Volume 170, page 449, Records of Klamath County, Oregon and excepting also approximately 4 acres lying between the Southern Pacific Railway right of way and the quarter section line of said Section 3, and North of said "C" Canal, heretofore conveyed by Miles L. Moore and Pearl E. Moore, his wife, to Manville Pierson by deed dated September 01, 1945 and recorded December 11, 1948 in Volume 199, page 427, records of Klamath County, Oregon.

Further excepting 5.04 acres deeded to Billy W. Green and Sharon K. Green by Warranty Deed recorded December 28, 1971 in Volume M71, page 13597, Deed Records of Klamath County, Oregon.

Also further excepting a strip of land deeded to the Central Pacific Railway Company recorded January 14, 1929 in Volume 85, page 145, Deed Records of Klamath County, Oregon.

The consideration paid for the transfer is \$510,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

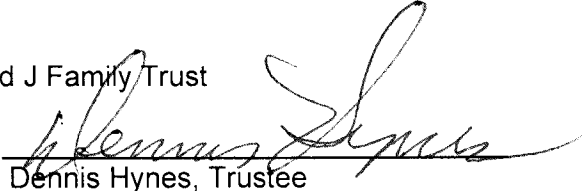
Real property taxes due, if any, but not yet payable

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: August 5, 2025

J and J Family Trust

By:



Dennis Hynes, Trustee

State of Oregon} ss.

County of Klamath}

On this 5th day of August, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Dennis Hynes known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the J and J Family Trust and acknowledged that he executed the same as Trustee.

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 County
Commission Expires: 9/19/2026

