

2026-000492
Klamath County, Oregon
01/16/2026 11:41:01 AM
Fee: \$92.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Stephen J. Traynham and Jamie R.
Traynham

P.O. Box 100

Maxwell, CA 95955

Until a change is requested all tax statements
shall be

sent to the following address:

Stephen J. Traynham and Jamie R.
Traynham

P.O. Box 100

Maxwell, CA 95955

File No. 1025988

STATUTORY WARRANTY DEED

Garner Ranches LP, a California limited partnership, Grantor(s), hereby convey and warrant to

Stephen J. Traynham and Jamie R. Traynham as Tenants by the Entirety,

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:

All those portions of Government Lot 7 and Government Lot 8 and the W1/2 W1/2 W1/2 NE1/4 lying North of the existing highway as now located, in Section 22, Township 33 South, Range 7 1/2 East of the Willamette Meridian, and SE1/4 SW1/4; W1/2 W1/2 SW1/4 SE1/4 of Section 15, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

The consideration paid for the transfer is \$1,350,000.00, 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:

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: 1/14/2024

Garner Ranches LP, a California limited partnership

Timothy M. Garner
Garner GP LLC, a California limited liability company, its General Partner
by: Timothy M. Garner, its Manager

Kathryn K. Garner
Garner GP LLC, a California limited liability company, its General Partner
by: Kathryn K. Garner, its Manager

State of Oregon) ss.
County of Klamath}

On this 14th day of January, 2026, before me, Emily Jean Coe, a Notary Public in and for said state, personally appeared Timothy M. Garner, Manager of Garner GP LLC, General Partner of Garner Ranches LP and Kathryn K. Garner, Manager of Garner GP LLC, General Partner of Garner Ranches LP known or identified to me to be the partner(s) that executed the foregoing instrument on behalf of and acknowledged that he/she/they executed the 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.

Emily Jean Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/8/2029

