



THIS SPACE RESERVED FOR RECORDER'S USE

2026-001596
Klamath County, Oregon
02/20/2026 12:55:01 PM
Fee: \$97.00

After recording return to:
R J Sanford Family Trust
760 Lazy Heart Ln
Fallon, NV 89406

Until a change is requested all tax statements shall be sent to the following address:
R J Sanford Family Trust
760 Lazy Heart Ln
Fallon, NV 89406
File No. 1056397

STATUTORY WARRANTY DEED

Neff Properties, LLC, an Oregon Limited Liability Company , Grantor(s), hereby convey and warrant to

Richard Sanford and Jennifer Sanford, Trustees of the R J Sanford Family Trust ,
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 \$5,000,000.00.
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:

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: 2-17-26

Neff Properties, LLC, an Oregon Limited Liability Company

By: [Redacted]
Jason L. Neff, Member

By: [Redacted]
Andrea Fetzer, Member

By: [Redacted]
Ryan Neff, Member

State of Oregon } ss
County of Tillamook

On this 17th day of February, in the year 2026, before me, Tiffany Lorraine Hudson, a Notary Public in and for said state, personally appeared **Jason L. Neff, Andrea Fetzer and Ryan Neff** known or identified to me to be the Members in the Limited Liability Company known as Neff Properties, LLC who executed the foregoing instrument, and acknowledged to me that they executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Bend OR
Commission Expires: 2/26/29

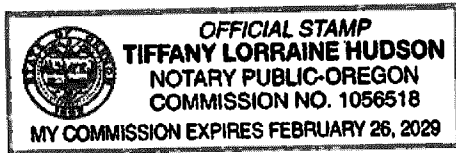


EXHIBIT 'A'

File No. 1056397

The Southeast quarter of Section 11, the North half of Section 13 and the Northeast quarter of Section 14, all in Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and Government Lots 1 and 2, East ½ of the Northwest ¼ of Section 18 in Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Unofficial
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