FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D	.C. 20549
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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

	OMB APPROVAL								
ON	OMB Number: 3235-0287								
Est	Estimated average burden								
hou	urs per response:	0.5							

Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reporting Person* Betts Steven A.				2. Issuer Name and Ticker or Trading Symbol TEJON RANCH CO [TRC]									ationship all app Direc	licable)	ng Perso	Person(s) to Issuer 10% Owner Other (specify below)			
(Last) (First) (Middle) 211 E. CATALINA DRIVE					3. Date of Earliest Transaction (Month/Day/Year) 01/07/2021									Office below	er (give title w)				
(Street) PHOENI (City)			5012 Zip)		4. If A	4. If Amendment, Date of Original Filed (Month/Day/Year)							6. Indiv Line) X	Form	r Joint/Group Filing (Check Applicable In filed by One Reporting Person In filed by More than One Reporting In filed by More than One Reporting				
		Table	I - No	n-Deriva	tive S	Secui	rities	Acc	uired,	Dis	posed of	, or E	Benef	icially	Own	ed			
1. Title of Security (Instr. 3) 2. Transaction Date (Month/Day)				Execution Date,			3. Transaction Code (Instr. 8) 4. Securities Acquired (A Disposed Of (D) (Instr. 3, 5)			4 and Securi Benefi		ties cially Following	Form:	Direct Indirect tr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)				
									Code	v	Amount	(A) (D)	or Pr	ice	Transa	ction(s) 3 and 4)			(111501. 4)
Tejon Ranch Co. Common Stock 01/07/			01/07/20)20 ⁽¹⁾	20(1)			A ⁽¹⁾⁽²⁾		977 ⁽¹⁾ A ⁽¹⁾ S		1) \$	14.45	5 28,540 ⁽¹⁾⁽²⁾		D(1)(2)		
		Tal	ble II -								osed of, convertib				Owne	d			
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	Execui if any	xecution Date, any		(A) S. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)		6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Securities Underlying Derivative Security (Ins 3 and 4)		nt		9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)		o. wnership orm: irect (D) r Indirect (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)		

Explanation of Responses:

- 1. Direct Ownership of 27,235 TRC Shares
- 2. Indirect ownership of 1,305 shares in the Non-Qualified Deferred Compensation Plan Trust

Remarks:

/s/ Steven A. Betts

01/07/2021

** Signature of Reporting Person Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

- * If the form is filed by more than one reporting person, see Instruction 4 (b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.