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Vol. m18 Page 2846



Michaelis Skyline 2, GP
735 Montgomery Street, #205
San Francisco, CA 94111
Grantor's Name and Address
James and Marianne Hill

Grantee's Name and Address
After recording, return to (Name, Address, Zip):
James and Marianne Hill

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.
I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of County
affixed.

NAME TITLE
By _____, Deputy

K51518

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Michaelis Skyline 2, GP

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by James P. Hill and Marianne S. Hill, Co-Trustees of The James and Marianne Hill Revocable Trust, UTD 11-27-91, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Description as per exhibit "A" attached hereto and made a part hereof

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
Exceptions as shown on exhibit "B" attached hereto and made a part hereof.

_____, and that
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,220,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 20 day of January, 19 98, if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 90.930.

Michaelis Skyline 2, GP, an Oregon
General Partnership


SEE ATTACHED FOR SIGNATORIES HERETO

STATE OF OREGON, County of _____) ss.
This instrument was acknowledged before me on _____, 19____,
by _____
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____

Notary Public for Oregon
My commission expires _____

Escrow No.: 362998-PGN

Michaelis Skyline 2, GP, an Oregon General Partnership


David Michaelis, General Partner

Skyline 19, Klamath Falls, LLC, an Oregon
Limited Liability Company, as
General Partner

BY: Skyline Pacific Properties, LLC, a
Colorado Limited Liability Company, Its Manager


BY: 
D. Scott Ruegg, Its Member

Exhibit A

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Parcel 2 of Land Partition 74-96 located in Parcel 1 of Partition 68-92 in the E $\frac{1}{2}$ of Section 4, Township 39 South, Range 9 East of the Willamette Meridian,

Together with a parcel of land situated in Parcel 1 of Land Partition 74-96 in the NE $\frac{1}{4}$ of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the West boundary of Washburn Way, said point being the Northeast corner of said Parcel 1, thence along said West boundary South 00°03'30" West 58.08 feet; thence North 89°56'30" West 419.00 feet; thence North 00°03'30" West 58.08 feet; thence South 89°56'30" East 419.00 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM: Beginning at the Northwest corner of said Parcel 2, thence South 89°56'30" East 80.97 feet; thence South 00°03'30" West 151.92 feet; thence North 89°56'30" West 80.52 feet; thence North 00°06'43" West 151.92 feet to the point of beginning.

EXHIBIT "B"

1. Taxes for the fiscal year 1997-98 a lien not yet payable.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations and restrictions in the dedication of Washburn Park, Tract 1060, as follows: "...said plat subject to: Building set-back lines as prescribed in present applicable ordinances; all existing easements and/or as shown on the annexed plat; additional restrictions as provided for in any recorded protective covenants."
4. An easement created by instrument, including the terms and provisions thereof;
Recorded : November 30, 1970 in Volume M70 page 10618, Deed records of Klamath County,
Oregon
Favor of : California Pacific Utilities Company
For : right of way
5. Reservations and restrictions in deed,
Dated : October 17, 1977
Recorded : January 27, 1983 in Volume M83 page 1459, Deed records of Klamath County, Oregon
From : Washburn Enterprises, Inc.
To : Stig Larson and Lis A. Larson
6. An easement as disclosed by deed,
Recorded : September 30, 1983 in Volume M83 page 16856, records of Klamath County, Oregon
From : Washburn Enterprises, Inc., an Oregon corporation
To : Harry R. Waggoner, Robert A. Stewart and Robert J. Harrahill and Betty L. Harrahill
For : sewer easement
7. Lease, including the terms and provisions thereof, in which a memorandum was
Dated : June 30, 1997
Recorded : September 2, 1997 in M-97 on page 28738
Lessor : Michaelis and Company
Lessee : Staples, Inc.



OLD REPUBLIC TITLE COMPANY

333 Bush Street, Suite 2020 • San Francisco, CA • 94104-2806 • (415) 397-0500 • FAX (415) 397-0199

2850

State of California

County of SAN FRANCISCO

On JAN. 20 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared

D. SCOTT RUEGG

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

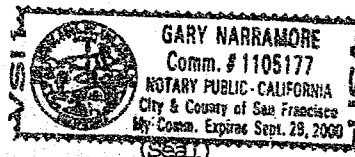
WITNESS my hand and official seal.

Signature

Gary Narramore

Name

(typed or printed)



INDIVIDUAL ACKNOWLEDGMENT

State of Oregon } ss.
 County of Jackson }

On this the 21st day of January 19 98.

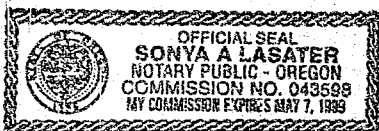
before me, Sonya A. Lasater
Name of Notary Public

the undersigned Notary Public, personally appeared

David Michaelis
Name of Signer(s)

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed
 to the within instrument, and acknowledged that
 he/she/they executed it.



WITNESS my hand and official seal.

Sonya A. Lasater
Signature of Notary Public

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 01/21/98 Number of Pages: 1

Signer(s) Other Than Named Above: D. Scott Ruegg, IT's member

Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 30th day
 of January A.D., 19 98 at 9:00 o'clock A.M., and duly recorded in Vol. M98
 of Deeds on Page 2846.

FEE \$55.00

By Bernetha G. Leisch, County Clerk
Kathleen K. Ross