

UTC 83838

2009-008040

Klamath County, Oregon



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06/10/2009 11:29:43 AM

Fee: \$26.00

After recording return to: (Name, Address, Zip)
MATHEW K. MCVAY
1415 Esplanade
Klamath Falls, OR 97601
Until requested otherwise, send all tax statements to:
(Name, Address, Zip)
see above address

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED
(Individual Grantor)

LARRY ANGELO, as to an undivided 1/4 interest, CRAIG E. ANGELO, as to an undivided 1/4 interest, AL ANGELO, JR., as to an undivided 1/4 interest and GARY ANGELO, as to an undivided 1/4 interest, AS TENANTS IN COMMON, Grantor, conveys and warrants to SHANGRI LA APARTMENTS OF KLAMATH, LLC, a ~~WOMING~~ Limited Liability Company, Grantee, the following described real property free of encumbrances, except as specifically set forth herein: situated in Klamath County, State of OR, described as follows, to-wit:

See attached Exhibit A

Subject to and excepting: None

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. 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.

The true and actual consideration for this conveyance is \$1,080,000.00. (Here comply with requirements of ORS 93.030.)

Dated this 8th day of June, 2009.

Larry Angelo
LARRY ANGELO

Craig E. Angelo
CRAIG E. ANGELO

Al Angelo, Jr.
AL ANGELO, JR.

Gary Angelo
GARY ANGELO

STATE OF Washington }
County of Clark }

This instrument was acknowledged before me on this 8th day of June, 2009 by LARRY ANGELO, CRAIG E. ANGELO, AL ANGELO, JR. and GARY ANGELO

Beverly K. Deschner
Notary Public for State of WA
My commission expires: July 15, 2009



26amt

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SE1/4 SW1/4 of Section 34, T38S, R9EWM, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northeast corner of Lot 37, ENTERPRISE TRACTS, Klamath County, Oregon; thence South 00°15'30" East along the centerline of Avalon Street, 242.83 feet; thence North 89°44'30" East, 30.00 feet to a point on the East boundary of said street for the True Point of Beginning; thence North 89°44'30" East, 395.00 feet; thence North 00°15'30" West 59.01 feet, to a point on the Southwesterly boundary of the U.S.R.S. "A" canal; thence along said canal boundary 204.24 feet along the arc of a curve right (which arc has a radius of 433.10 feet and a long chord of North 55°12'32" West 202.35 feet); thence North 41°42' West 183.35 feet to the Southeasterly boundary of Eberlein Avenue; thence along said boundary South 47°54'30" West, 144.93 feet to the East boundary of Avalon Street; thence along said boundary South 00°15'30" East 216.00 feet to the true point of beginning.

AND an easement for a sewer in and across the following described real estate, situate, lying and being in Klamath County, Oregon, and more particularly described as follows:

A strip of land 10 feet in width lying along the following described centerline:

Beginning at a point 240 feet Northerly from the North boundary of SUNNYLAND ADDITION to the City of Klamath Falls, and 310 feet Easterly from the East boundary of Avalon Street, at which point a manhole is constructed; thence Northerly to a point on the Southerly boundary line of a parcel of property owned by Shangri-La Apartments, a partnership, said point being North 89°44'30" East 298.00 feet from the East boundary of Avalon Street.