

AmeriTitle
MTC 1415-01

2013-012202
Klamath County, Oregon
10/30/2013 01:23:33 PM
Fee: \$47.00

BB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC MEANS.

CLOVER CREEK HOLDINGS LLC
744 CARDLELY AVENUE #100
MEDFORD, OR 97504

SDI KLAMATH FALLS RE, LLC
1960 RIVER ROAD
EUGENE, OR 97404

After recording, return to (Name and Address):
SAME AS ABOVE

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

NO CHANGE

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED
FOR
RECORDER'S USE

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that CLOVER CREEK HOLDINGS LLC, AN OREGON LIMITED LIABILITY COMPANY

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto SDI KLAMATH FALLS, RE, LLC, AN OREGON LIMITED LIABILITY COMPANY hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in 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 (legal description of property):

SEE ATTACHED EXHIBIT "A"

THIS QUITCLAIM DEED IS BEING RECORDED TO EXTINGUISH A MEMORANDUM OF LEASE RECORDED IN KLAMATH COUNTY DEED OF RECORDS AS DOCUMENT NUMBER 2008-003293.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols [®], if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on October 28, 2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

CLOVER CREEK HOLDINGS LLC, AN OREGON LIMITED LIABILITY COMPANY

[Signature]

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on

by This instrument was acknowledged before me on

by SAMUEL L. GRESSETT AND C.A. GALPIN

as MANAGERS

of CLOVER CREEK HOLDINGS LLC, AN OREGON LIMITED LIABILITY COMPANY

Notary Public for Oregon

My commission expires

47.00
amt.

This notary acknowledgement is to be attached to a quit claim deed dated October 28, 2013 to extinguish a memorandum of lease.

State of Oregon
County of Jackson

Personally appeared the above name managers of Clover Creek Holdings LLC.
C.A Galpin, and Samuel Gressett acknowledged the forgoing instrument to be their
voluntary act and deed.

Before me: Terry Lynn Speedling
My Commission Expires: 8-16-2017



Notary Public for Oregon (Seal)

Exhibit A

PARCEL 1

Tract 4, GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING from the above described parcels that portion granted to the State of Oregon, by and through its State Highway Commission by Final Judgment filed October 25, 1964 in Case No. 64-163L for the widening of South 6th Street.

PARCEL 2

The Southerly 415 feet of Tract 5, GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

The Northerly 280 feet of Tract 6 of GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS that portion thereof contained in the right of way of the Dalles-California Highway.

PARCEL 4

Beginning at the Northwesterly corner of Lot 5 of GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, (being situated in the E1/2 E1/2 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon); thence from said point of beginning running Easterly 100 feet to a point; thence from said point and at right angles running southerly 225 feet to a point; thence from said point and at right angles running Westerly 100 feet to a point; thence from said point and at right angles to said Southerly line running Northerly to the point of beginning 225 feet; thereby constituting a tract of land 100 X 225 feet, less portion thereof contained in the right of the Dalles-California Highway.

LESS FURTHER EXCEPTING from Parcels 3 and 4 above that portion thereof conveyed to the State of Oregon, by and through its Highway Commission by Deed recorded April 23, 1964 in Volume 352, page 443, Deed Records of Klamath County, Oregon.