2013-012202 Klamath County, Oregon

10/30/2013 01:23:33 PM

Fee: \$47.00

!	
CLOVER CREEK HOLDINGS LLC	İ
744 CARDLELY AVENUE #100	
MEDFORD, OR 97504	į
Grantor's Home and Address*	
SDI KLAMATH FALLS RE, LLC	
1960 RIVER ROAD	İ
-	İ
EUGENE, OR 97404 Grantee's Name and Address*	1
After recording, return to (Name and Address):	ĺ
SAME AS ABOVE	İ
	i
	l .
Until requested otherwise, send all tax statements to (Name and Address):	
NA CHARCE	
NO CHANGE	1

*ORS 205 requires the first page of a recorded document to sho and addresses of all parties. Use Slevens-Ness Form No. 1256, Co Instrument to be Recorded, if you need additional space.

SPACE RESERVED FOR RECORDER'S USE

OUTCS AIM DEED

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRON

CLOVER CREEK HOLDINGS LLC, AN CRECON LIMITED KNOW ALL BY THESE PRESENTS that _

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 ... County, State of Oregon, described as follows (legal description of property): KLAMATH

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 \Box part of the \Box the whole (indicate which) consideration. (The sentence between the symbols o, 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 signature on behalf of a business or other entity is made with the authority of that entity.

CLOVER CREEK HOLDINGS LLC, AN OREGON

LIMITED LIABILITY COMPANY

SIGNATURE OU DEBAIL OF A BUSINESS OF OTHER ENTITY IS MADE WITH THE AUTHOR BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRIC HE TITLE SHOULD BOULDE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.201 AND 195.305 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17. CHAPTER 856, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN YOU AIRON OF APPLICABLE LAND BEE LAWS AND REGULATIONS. SEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO WERRY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PRACEL, AS DEFINED IN ORS 92-010 OR 215.010, TO VERIEY THE APPROVED USES OF THE LOT OR PARCEL, AS DEFINED IN ORS 92-010 OR 215.010, TO VERIEY THE APPROVED USES OF THE LOT OR PARCEL, AS DEFINED IN ORS 92-010 OR 215.010, TO VERIEY THE APPROVED USES OF THE LOT OR PARCEL, ORS 90.930, AND TO INCHRE ABOUT THE RIGHTS OF MEIGHBORING PROPERTY OWNERS, IF ANY, INDER ORS 93-930, AND TO INCHRE ABOUT THE RIGHTS OF MEIGHBORING PROPERTY OWNERS, IF ANY, INDER 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 85, OREGON LAWS 2007.

STATE OF OREGON, County of . This instrument was acknowledged before me on _ This instrument was acknowledged before me on SAMUEL L. GRESSETT AND C.A. GALPIN MANAGERS CLOVER CREEK HOLDINGS LLC, AN OREGON LIMITED LIABILITY COMPANY

> Notary Public for Oregon My commission expires

orty subject to ORS 92.027, include the requi

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. OFFICIAL SEAL TERRY LYNN SPEEDLING NOTARY PUBLIC-OREGON COMMISSION NO. 479628

MY COMMISSION EXPIRES AUGUST 16, 2017

Before me: \(\)

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.