

MT100834

2014-005475

Klamath County, Oregon

05/21/2014 02:28:23 PM

Fee: \$77.00

STATUTORY WARRANTY DEED

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO:**

Quail Park of Klamath Falls, LLC
Attn: Denis Bryant
146 N Canal St. #220
Seattle, WA 98103

**AFTER RECORDING,
RETURN TO:**

Mark R. Patterson
Vandeberg Johnson & Gandara, LLP
P.O. Box 1315
Tacoma, WA 98401-1315

The following persons as tenants in common in the following undivided percentages,
collectively **Grantor**,

MERRY LISA BAILEY	45.0%
NBT CAPITAL, LLC, a Delaware Limited Liability Company	45.0%
HAO FAMILY CAPITAL, L.P., a California Limited Partnership	10.0%

conveys and warrants to QUAIL PARK OF KLAMATH FALLS PHASE II, LLC, a Washington limited liability company, **Grantee**, the real property located in Klamath County, Oregon, more particularly described in Exhibit "A" and incorporated by this reference.

SUBJECT TO: All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance is a contribution by Grantor to Grantee by Members of Grantee.

\$77.00

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The liability and obligations of Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under any policy of title insurance issued to Grantee at the time Grantors acquired such property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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

(Remainder of this page intentionally blank; Signature page to follow)

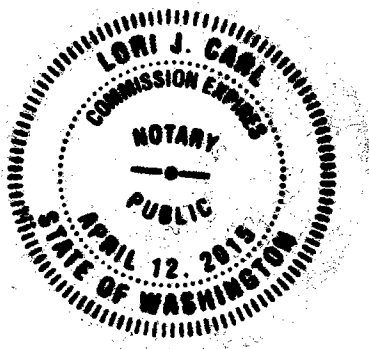
Dated: 5/15/2014

Robert L. Bailey
~~MERRY LISA BAILEY~~
Robert L. Bailey for Merry Lisa Bailey

STATE OF Washington) ss.
County of Whatcom)

Robert L.

On 05-15-14, personally appeared the above-named ~~MERRY LISA~~
BAILEY, and acknowledged the foregoing instrument to be her voluntary act. Before me:
for Merry Lisa Bailey



Lori J. Carl
[Print Name] Lori J. Carl
NOTARY PUBLIC in and for the State of
WA, residing at Blaine
My Commission expires: 04-12-15

NBT CAPITAL, LLC,
a Delaware limited liability company

Dated: 5-16-14

By: J Davidson
JIM DAVIDSON, Member / Manager

STATE OF _____)
County of _____) ss.

On _____, personally appeared the above-named JIM DAVIDSON,
acting as Member / Manager for NBT Capital, LLC, and acknowledged the foregoing
instrument to be his voluntary act. Before me:

*see attached
California Form*

[Print Name] _____
NOTARY PUBLIC in and for the State of _____
residing at _____
My Commission expires: _____

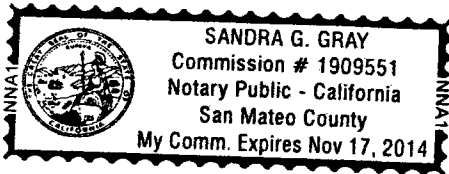
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of San Mateo

On May 16, 2014 before me, Sandra G. Gray, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared James A. Davidson
Name(s) of Signer(s)



Place Notary Seal Above

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Sandra G. Gray
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Document Date: 5-16-14
Number of Pages: 4 Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: James A. Davidson

- ☐ Corporate Officer — Title(s): _____
☒ Partner — ☒ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____


Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

HAO FAMILY CAPITAL, LP,
a California Limited Partnership

Dated: 5-16-14

By: 
KEN HAO, General Partner

STATE OF _____)
County of _____) ss.

On _____, personally appeared the above-named KEN HAO, acting as General Partner for HAO Family Capital, LP, and acknowledged the foregoing instrument to be his voluntary act. Before me:

~~[Print Name]
NOTARY PUBLIC in and for the State of _____,
residing at _____
My Commission expires: _____~~

see attached
California Form

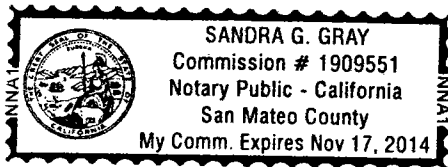
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of San Mateo

On May 16, 2014 before me, Sandra G. Gray, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Kenneth Y. Hao
Name(s) of Signer(s)



Place Notary Seal Above

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Sandra G. Gray
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Document Date: May 16, 2014
Number of Pages: 4 Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kenneth Y. Hao

- ☐ Corporate Officer — Title(s): _____
☒ Partner — ☒ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

EXHIBIT "A"

Parcel 3 of Land Partition 20-13, replat of Parcel 1 of Land Partition 62-00 and portion of Parcel 2 of Land Partition 62-00 conveyed in Property Line Adjustment 13-11 in SE1/4 NE1/4, Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon recorded May 7, 2014 in Volume 2014-004618.