

1st 2218678-ALF



After recording return to:  
Channel Islands Holding Co LLC  
830 E Santa Clara Street  
Ventura, CA 93001

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Channel Islands Holding Co LLC  
830 E Santa Clara Street  
Ventura, CA 93001

File No.: 7021-2218678 (ALF)  
Date: March 04, 2014

THIS SPACE RESERVED FOR RECORD

2014-006855

Klamath County, Oregon

06/27/2014 02:48:08 PM

Fee: \$62.00

### STATUTORY WARRANTY DEED

**Shaw Company, LLC and Jayles, LLC as to each an undivided 50% interest**, Grantor, conveys and warrants to **Channel Islands Holding Co LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Parcel 1:**

**The S 1/2 of the SW 1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:**

**Parts of Lot 3 in the SW 1/4 and the SE 1/4 of the SW 1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

*Consideration \$ 250,000.00*

*F.  
67.00*

Beginning at the Southwest section corner of said Section 7; thence North along the West line of said Section a distance of 1091.7 feet to a 1 1/4" iron pipe 30 inches long; thence South 46°30' East a distance of 425.0 feet to a 1 1/4" iron pipe 30 inches long; thence South 73°30' East a distance of 831.0 feet to a 1 1/4" iron pipe 30 inches long; thence North 88° East a distance of 691.7 feet to a 1 1/4" iron pipe 30 inches long; thence South 83°30' East a distance of 367.2 feet to a 1 1/4" iron pipe 30 inches long; thence South 8°30' East a distance of 90.8 feet to a 1 1/4" iron pipe 30 inches long; thence South 30°30' East a distance of 67.7 feet to a \_" iron pipe 36 inches long; thence South 54°30' East a distance of 140.0 feet to a 1 1/4" iron pipe 30 inches long; thence North 81° East a distance of 80.8 feet to a \_" iron pipe 40 inches long; thence South 72°30' East a distance of 101.40 feet to a 1 1/4" iron pipe 30 inches long; thence North 77°30' East, a distance of 147.8 feet, more or less to a 1 1/4" iron pipe 30 inches long, located at the East line of the SE 1/4 of the SW 1/4 of said Section; thence South along the East line of the SE 1/4 of the SW 1/4 of said Section, a distance of 365.0 feet, more or less, to the quarter corner on the South line of said Section 7; thence West along the South line of said Section, a distance of 2640.0 feet, more or less to the point of beginning.

**Parcel 2:**

That portion of the S 1/2 of the SE 1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the Southeast section corner of said Section 7; thence West along the South line of said Section, a distance of 540 feet to the point of beginning; thence North a distance of 150 feet; thence West a distance of 200 feet; thence South, a distance of 150 feet; thence East along the South line of said Section, a distance of 200 feet to the point of beginning.

**Parcel 3:**

That portion of the S 1/2 of the SE 1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast section corner of Section 7; thence West along the South line of said Section, a distance of 540 feet to the point of beginning; thence North a distance of 150 feet; thence West a distance of 200 feet; thence South, a distance of 150 feet; thence East along the South line of said Section, a distance of 200 feet to the point of beginning.

**Parcel 4:**

A parcel of land situated in Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said parcel from which the Southeast corner of the N 1/2 of said Section 7 bears South 43°53'53" East, 1866.65 feet; thence South 89°48'22" West 820.00 feet; thence North 00°11'38" West 810.00 feet; thence North 89°48'22" East 820.00 feet; thence South 00°11'38" East 810.00 feet to the point of beginning.

TOGETHER WITH a road easement for ingress and egress, 30.00 feet in width lying 15.0 feet on either side of the following described property centerline:

Beginning at a point on the South line of the N 1/2 of said Section 7 from which the Southeast corner of said N 1/2 of Section 7 bears South 89°55'26" East along said South line 1657.00 feet; thence North 00°04'34" East, 111.55 feet; thence North 13°40'47" East, 1114.75 feet; thence North 22°41'59" East 160.48 feet to a point on the South line of the above described parcel from which the Southeast corner of the above described parcel bears North 89°48'22" East 37.00 feet.

**Parcel 5:**

A parcel of land situated in Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northeast corner of the SE 1/4 of said Section 7; thence South 00°07'28" East along the East line of said Section 7, 661.00 feet; thence leaving said East Section line North 89°55'26" West, 180.00 feet to the point of beginning for this description; thence continuing North 89°55'26" West 30.00 feet; thence South 00°02'05" West, 369.38 feet; thence South 80°18'57" East 94.30 feet; thence South 47.62 feet; thence East 71.40 feet; thence North 05°36'02" East, 15.07 feet to a point hereinafter referred to as point "A"; thence continuing North 05°36'02" East, 50.03 feet; thence North 80°18'57" West, 142.73 feet; thence North 00°02'05" East, 344.03 feet to the point of beginning. EXCEPTING THEREFROM the Northerly 3.14 feet.

TOGETHER WITH a parcel of land 20.00 feet in width lying 10.00 feet on either side of the following centerline:

Beginning at a point "A" as established in the above description; thence South 89°07'21" East, 35.25 feet; thence South 00°07'28" East parallel to but 10.00 feet Westerly of the East line of said Section 7, 250 feet, more or less, to the South line of the N 1/2 of the SE 1/4 of said Section 7 and the terminus of this description.

Also together with an access easement from Cory R Brunelle and Shelly Brunelle to LK Investments LLC for access from Round Lake RD, recorded August 29, 2006 in Volume 2006 Page 17351, Records of Klamath County, Oregon.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

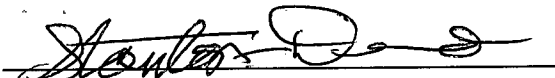
The true consideration for this conveyance is **\$250,000.00**. (Here comply with requirements of ORS 93.030)


**THIS TRANSACTION IS PURSUANT TO AN DIRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF SAID GRANTEE HEREIN.**

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 26<sup>th</sup> day of June, 2014.

Jayles LLC

  
By: Stanton Diamond, Member

  
By: Leslie Diamond, Member

STATE OF \_\_\_\_\_ )  
 )ss.  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Stanton Diamond and Leslie Diamond as Member of Jayles LLC, on behalf of the .

*Please See an  
Attachment  
Acknowledgment*

Notary Public for \_\_\_\_\_  
My commission expires:

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of RIVERSIDE

On 06.26.2014 before me, DIPALI J. PATEL, NOTARY PUBLIC,

(Here insert name and title of the officer)

personally appeared Stanton Diamond And Leslie Diamond

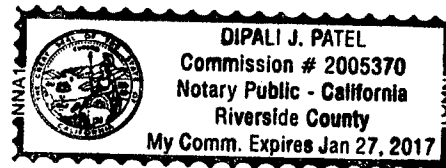
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Dipali Patel  
Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ☐ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ☐ Indicate title or type of attached document, number of pages and date.
  - ☐ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).

Securely attach this document to the signed document

### DESCRIPTION OF THE ATTACHED DOCUMENT

Stanton Diamond Warranty Deed  
(Title or description of attached document)

(Title or description of attached document continued)

File no: 7021-2218678  
Number of Pages \_\_\_\_\_ Document Date (ALF)

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other \_\_\_\_\_