



THIS SPACE RESERVED FOR

**2015-001124**  
**Klamath County, Oregon**  
02/09/2015 03:01:00 PM  
Fee: \$52.00

After recording return to:

Republic Industries Corporation

Attn: Jeff Groom 16340 Lower Harbor Rd.,  
Ste. 1 #351

Brookings, OR 97415

Until a change is requested all tax statements  
shall be sent to the following address:

Republic Industries Corporation

Attn: Jeff Groom 16340 Lower Harbor Rd.,  
Ste. 1 #351

Brookings, OR 97415

Escrow No. MT102573SH

Title No. 0102573

SWD r.020212

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### STATUTORY WARRANTY DEED

**Anderson & Company, L.L.C., an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Republic Industries Corporation, an Oregon Corporation,**

Grantee(s), the following described real property in the County of **Klamath** and State of Oregon free of  
encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$865,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this  
deed and those shown below, if any:

5200

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.

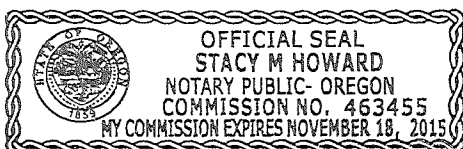
Dated this 6 day of February, 2015.

Anderson & Company, L.L.C.

BY: Richard K. Anderson member  
Richard K. Anderson, Member

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on February 6, 2015 by Richard K. Anderson, as Member of Anderson & Company, L.L.C., an Oregon Limited Liability Company.



Stacy M. Howard  
(Notary Public for Oregon)

My commission expires 11-18-15

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

Beginning at a point which lies South 0°10' West along the Section line a distance of 375 feet from the Northwest corner of the SW1/4 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; North 88°50 1/2' East 300 feet to a point; thence South 0°10' West 265.6 feet to a point; thence South 88°50 1/2' West 300 feet to the section line; thence North 0°10' East along said Section line 265.6 feet to the point of beginning.

**Parcel 2:**

Beginning at an iron pin which lies South 0°10' West along the Section line a distance of 238 feet and North 88°50 1/2' East parallel to the 40 line a distance of 300 feet from the Northwest corner of the SW1/4 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 88°50 1/2' East a distance of 56 feet to a point; thence North 0°10' East a distance of 238 feet to a point on the 40 line; thence North 88°50 1/2' East along the 40 line, a distance of 279 feet to a point; thence South 0°10' West a distance of 583.8 feet to a point; thence South 89°40' East a distance of 160 feet to a point; thence South 0°10' West a distance of 270 feet to a point in the centerline of Morningside Lane; thence South 88°50 1/2' West along the centerline of Morningside Lane a distance of 795 feet to a point on the West line of Section 21; thence North 0°10' East along the West line of Section 21 a distance of 217.4 feet to a point; thence North 88°50 1/2' East a distance of 300 feet to a point; thence North 0°10' East a distance of 402.6 feet, more or less to the point of beginning.

EXCEPTING THEREFROM that portion lying within Midland Road and Joe Wright Road

