

2016-001417

Klamath County, Oregon

02/12/2016 11:01:59 AM

Fee: \$57.00

AFTER RECORDING RETURN TO:

Olympic Inn, LLC

Attn: Tod E. McClaskey, Jr.

1499 SE Tech Center Place, Suite 270

Vancouver, WA 98683

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

Olympic Inn, LLC

Attn: Tod E. McClaskey, Jr.

1499 SE Tech Center Place, Suite 270

Vancouver, WA 98683

### STATUTORY WARRANTY DEED

Olympic Inn, LLC, an Oregon limited liability company (“**Grantor**”) acquired its property from Tod E. McClaskey, Jr., Trustee of the Tod E. McClaskey, Jr. Revocable Living Trust dated June 26, 1998, as amended, by Statutory Warranty Deed, which Deed was recorded on or about August 13, 2004, in Volume M04, Page 53186-88, Records of Klamath County, Oregon. The legal description of the property at that time is set forth in Exhibit A, attached hereto and incorporated herein by this reference. Grantor subsequently entered into a Property Line Adjustment with PECO Klamath-Aspen, LLC, a Delaware limited liability company, acquiring a strip of property from PECO Klamath-Aspen, LLC. Grantor conveys and warrants to Olympic Inn, LLC (“**Grantee**”) its revised legal description subject to all liens, encumbrances, easements, rights of way, covenants, conditions, restrictions, reservations, rights, dedications and offers of dedication of record, if any, and as set forth in Exhibit B, attached hereto and incorporated herein by this reference.

The true consideration for this conveyance is \$-0-.

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



## EXHIBIT A

### Legal Description

## EXHIBIT A

The following described real estate situated in Klamath County, Oregon, to wit:

A parcel of land situate in the NW¼ NW¼, Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Section corner marking the NW corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 0° 00'30" E. along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75 feet distant at right angles Northeasterly from the centerline of the Dalles--California Highway, also known as South Sixth Street, as the same is now located and constricted; thence S. 55° 52½' E. along said parallel line 36.2 feet, more or less, to a point in the line marking the Easterly boundary of Washburn Way, as the same is now located and constructed, which point is the true point of beginning of this description, running thence S. 55° 52½' E. along said parallel line 296.92 feet, more or less to a point; thence No. 34° 07'30" E., 175 feet, more or less, to a point on the South-westerly right of way line of Pershing Way; thence N. 55° 52' 30" W. along said right of way line a distance of 402.52 feet, more or less, to its intersection with the Easterly right of way line of Washburn Way, thence S. 0° 00' 30" E. along said right of way line 211.4 feet, more or less, to the true point of beginning.

Less any portion lying within the right of way of Washburn Way.

SUBJECT TO THE RESTRICTIONS THAT said real property may not be used for a theater, or theater parking, until the presently existing theater building is removed, or for fifteen (15) years, whichever is later.

This property is free of liens and encumbrances EXCEPT:  
Reservations and restrictions of record.

## EXHIBIT B

### Legal Description



Engineers ▲ Planners ▲ Surveyors ▲ Testing

Description for Receiving Property  
Resulting from  
Property Line Adjustment 02-16

All the certain real property situate in the County of Klamath, State of Oregon, being described as follows:

A portion of the of the Northwest Quarter of the Northwest Quarter of Section 3, Township 39 South, Range 9 East, Willamette Meridian, and being more particularly described as follows:

**BEGINNING** at a point on the West line of said Section 3, being hereinabove described, which lies South 00°05'55" West 826.80 feet from the Northwest corner of said Section, also being the Westerly prolongation of the Northerly right of way line of South 6th Street (120 feet wide); thence leaving said Point of Beginning, to a point on the Easterly right of way line of Washburn Way, being a line parallel and 40 feet at right angles to said West Section line, South 55°46'05" East 48.32 feet to the **TRUE POINT OF BEGINNING** of this description; thence from said True Point of Beginning South 55°46'05" East 289.66 feet to a 5/8 inch iron pin, also being a point North 55°46'05" West 136.80 feet from a 5/8 inch iron pin being the Southwesterly corner of Parcel 2 shown on map entitled "Land Partition 24-14" recorded as Klamath County Survey 8116; thence North 34°42'03" East 175.01 feet to a 5/8 inch iron pin on the Southerly right of way line of Pershing Way (60 feet wide); thence along said Southerly right of way line North 55°46'05" West 409.72 feet to a point on the Easterly right of way line of Washburn Way, being a line parallel and 40 feet at right angles to said West Section line; thence leaving said Southerly right of way line, South 00°05'55" West 221.42 feet to the said true point of beginning of this description, and containing 1.40 acres of land, more or less.

The basis of bearing for this description is the Bend-Klamath Falls Zone of the Oregon Coordinate Reference System (OCRS).

February 9, 2015  
3368-01

2950 Shasta Way • Klamath Falls, Oregon 97603 • (541) 884-4666 • Fax: (541) 884-5335

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STATUTORY WARRANTY DEED – Exhibit B

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