

AmeriTitle
MTC 77468 AM

2016-001418
Klamath County, Oregon
02/12/2016 11:26:29 AM
Fee: \$62.00

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Buggsi Hospitality Group, LLC
PO Box 1670
Wilsonville, OR 97070

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

B-II, LLC
PO Box 1670
Wilsonville, OR 97070

(Space Above This Line For Recorder's Use Only)

SPECIAL WARRANTY DEED

The true consideration for this conveyance is \$7,210,000.00.

For valuable consideration, OLYMPIC INN, LLC, an Oregon limited liability company ("**Grantor**"), hereby grants, conveys and specially warrants to BGP K FALLS, LLC, an Oregon limited liability company as to an undivided 75% and DUNCAN CAPITAL, LLC, an Oregon limited liability company, as to an undivided 25% interest, as tenants in common ("**Grantee**"), all of the Grantor's interest in that certain real property situated in City of Klamath Falls, Klamath County, State of Oregon, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all rights, benefits, easements, hereditaments, appurtenances, interests and privileges appurtenant thereto;

SUBJECT TO:

All liens, encumbrances, easements, rights of way, covenants, conditions, restrictions, reservations, rights, dedications and offers of dedication of record, if any, as described in Exhibit B attached hereto and incorporated herein by this reference.

Subject to the foregoing, Grantor warrants and will forever defend Grantee, and its successors and assigns, against any claim hereafter arising by, through and under Grantor, but not otherwise. No other warranties, express or implied, are given by the Grantor by reason of this conveyance.

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 2/10, 2016.

GRANTOR:
OLYMPIC INN, LLC

By: Tod E. McClaskey Jr
Tod E. McClaskey, Jr., Manager

[Notary Acknowledgement on following page.]

STATE OF WASHINGTON)

: ss.

County of Clark)

I certify that I know or have satisfactory evidence that TOD E. McCLASKEY, JR. is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the MANAGER of OLYMPIC INN, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Feb. 10, 2016

Deborah L. Meyer
Notary Public
Printed Name: Deborah L. Meyer
My Appointment Expires: 4-15-2017

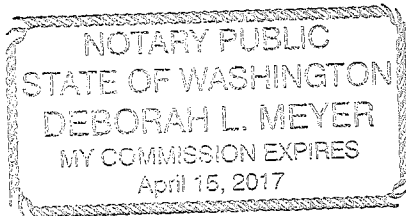


EXHIBIT A

Legal Description of Property



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, 2016
3368-01

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

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EXHIBIT B

Approved Title Conditions

9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: PacifiCorp, dba Pacific Power & Light Company
Recorded: August 30, 1990
Book: M90, Page: 17361

16. Any rights, interests or claims which may exist or arise by reason of the following matter(s) disclosed by survey,
Job No: 2669-02
Dated: December 21, 2015
Prepared by: Adkins Consulting Engineering, LLP
Matters shown: Encroachments

The provisions contained in Statutory Quit Claim Deed;

Recorded: 02/12/16

Instrument No.: 2016-00414