



RECORDING REQUESTED BY:



1211 SW Fifth Ave., Ste 2130
Portland, OR 97204

Escrow No.: S472515529498

SEND TAX STATEMENTS TO:

No change

AFTER RECORDING RETURN TO:

Dan Sprouse
Silverlake Development LLC
c/o Progressive Services Corp., 1500 NW Belhany Boulevard,
Suite 350
Beaverton, OR 97006

2016-001613

Klamath County, Oregon

02/19/2016 10:50:26 AM

Fee: \$57.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Silver Lake Development, LLC, Grantor, conveys and warrants to

Silverlake Development LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NO DOLLARS AND NO/100 DOLLARS (\$0.00). The intent of this document is to amend the vesting which shall therefore be the consideration. (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: February 17, 2016

STATUTORY WARRANTY DEED

(continued)

Silver Lake Development, LLC

BY: 

Daniel E. Sprouse, Member

BY: 

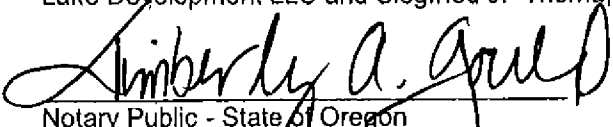
Siegfried J. Thoma, Member

State of OREGON

County of

Washington

This instrument was acknowledged before me on February 17, 2016 by Daniel E. Sprouse, as Member for Silver Lake Development LLC and Siegfried J. Thoma, as Member for Silver Lake Development LLC.


Notary Public - State of Oregon

My Commission Expires:

2-2-2018

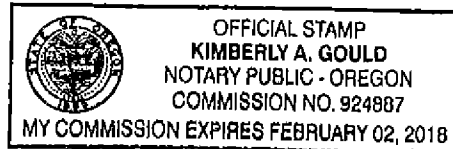


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5 in Block 39 Linkville, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon:

SAVING AND EXCEPTING the following: Beginning at the most Westerly corner of Lot 5 of said Block 39; thence from said point of beginning South 50° 50' East along the Southwesterly line of said Lot 5, 112.25 feet to a point; thence North 39° 05' East parallel to the Southeasterly line of said Lot 5, 25.09 feet to the center of an existing building wall; thence North 50° 55' West parallel to the Southwesterly line of said Lot 5 and along the center of said building wall 112.25 feet to a point on the Northwesterly line of said Lot 5; thence South 39° 05' West along the Northwesterly line of said Lot 5, 25.09 feet to the point of beginning.

EXHIBIT "B"
Exceptions

Subject to:

Resolution No. 2583, subject to the terms and provisions thereof, from the City of Klamath Falls, Oregon, granting an encroachment permit;

Dated: March 6, 1978
Recorded: March 8, 1978
Instrument No.: M78, page 4399

Party Wall Agreement, including the terms and provisions thereof,
Recorded: May 1, 1978
Instrument No.: M78, page 8608

The provisions contained in Deed,
Recorded: May 1, 1978,
Instrument No.: M78, page 8612.
As follows: See deed for particulars.

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: The Benjamin Franklin Federal Savings and Loan Association
Recorded: February 17, 1981
Instrument No.: M81, page 2657

Rights of tenants under existing leases or tenancies.

Memorandum of Party Wall Agreement, including the terms and provisions thereof,
Recorded: August 30, 2002
Instrument No.: M02, page 49682

Memorandum of Site Agreement, including the terms and provisions thereof,
Recorded: March 3, 2006
Instrument No.: M06, page 03903