



**2016-001930**  
**Klamath County, Oregon**  
02/24/2016 10:43:55 AM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Del Rio Properties, LLC, an Oregon Limited Liability  
Company  
2050 Melrose  
Klamath Falls, OR 97601

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

Del Rio Properties, LLC, an Oregon Limited Liability  
Company  
2050 Melrose  
Klamath Falls, OR 97601  
File No. 69435AM

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### **SPECIAL WARRANTY DEED**

**The American National Red Cross,**

Grantor(s) hereby conveys and specially warrants to

**Del Rio Properties, LLC, an Oregon Limited Liability Company ,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is **.\$143,533.85**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 22<sup>nd</sup> day of FEBRUARY, 2016.

The American National Red Cross

By: [Signature]  
Joseph D. Ward, Executive Director, Real Estate Services

State of Ohio } ss  
County of Columbus }

On this 22 day of February, 2016, before me, Robert W. Menner a Notary Public in and for said state, personally appeared Joseph D. Ward, as Executive Director Real Estate Services for The American National Red Cross, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Ohio  
Residing at: 11274 Walnut St. Columbus Ohio  
Commission Expires: 10-22-17



ROBERT W MENNER  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES 10-22-17

### EXHIBIT 'A'

A portion of Block 44 of "Nichols Addition to the City of Klamath Falls", formerly "Linkville, Oregon", more particularly described as follows:

Beginning on the Southerly line of said Block 44, at a point thereon and distant 40 feet from the intersection of the Southerly line of said block and the Westerly right of way line of Tenth Street; thence Northwesterly, along the Westerly line of that property described in Book 48 at page 190 of the Klamath County Deed Records, to the Northwesterly corner thereof; thence Northeasterly, along the Northerly line of said Book 48 page 190, 45.0 feet to the Westerly right of way line of Tenth Street and the Southeasterly corner of that tract of land described in Deed Volume M05 at page 71780 of the Klamath County Deed Records; thence, along the Southerly and Westerly lines of said Deed Volume M05 page 71780, South 52° 22' 51" West 71.96 feet and North 51° 02' 13" West 30.8 feet, more or less, to its intersection with the Southerly line of that tract of land described in Deed Volume M05 at page 16103 of the Klamath County Deed Records; thence South 52° 35' 16" West, along the Southerly line of said Deed Volume M05 page 16103, 8.2 feet, more or less, to its intersection with a line drawn parallel with and 155.76 feet distant, Easterly of the Easterly right of way line of Ninth Street; thence North 51° 02' 13" West, parallel with and 155.76 feet distant, Easterly of the Easterly right of way line of Ninth Street, 3.1 feet, more or less, to its intersection with the Northerly line of that property described in Book 7 at page 204 of the Klamath County Deed Records; thence South 38° 57' 47" West, along the Northerly line of said Book 7 page 204, 25.8 feet, more or less, to its intersection Westerly line of Lot 2, Block 44; thence South 51° 02' 13" East, along the Westerly line of said Lot 2 and being parallel to Ninth Street, 132.8 feet, more or less, to the Southerly line of said Block 44; thence Easterly, along the Southerly line of said Block 44, 42.0 feet, more or less, to the point of beginning, with bearing based on Record of Survey 2210 on file at the office of the Klamath County Surveyor.