



**2016-002780**  
**Klamath County, Oregon**  
03/15/2016 01:42:19 PM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nash Properties LLC, an Oregon Limited Liability  
Company ,

P.O. Box 1720

Klamath Falls, OR 97601

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

Nash Properties LLC, an Oregon Limited Liability  
Company ,

P.O. Box 1720

Klamath Falls, OR 97601

File No. 84042AM

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### STATUTORY WARRANTY DEED

**Klamath Economy Storage LLC,**

Grantor(s), hereby convey and warrant to

**Nash Properties LLC, an Oregon Limited Liability Company ,**

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 Attached Exhibit 'A'**

The true and actual consideration for this conveyance **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

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 15<sup>th</sup> day of March, 2016

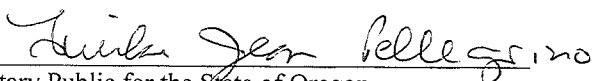
Klamath Economy Storage LLC

By:   
Michael R. Cross, Member

State of Oregon } ss  
County of Klamath }

On this 15<sup>th</sup> day of March, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Michael R. Cross, as member for Klamath Economy Storage LLC, 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.

  
Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 12-3-2018

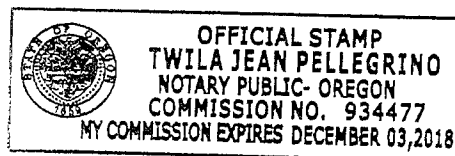


EXHIBIT 'A'

PARCEL 1:

A tract of land situated in the S1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of Hilyard Avenue, said point being North 01° 14' 00" West 30.00 feet and South 89° 26' 00" West 570.62 feet from the Southeast corner of said Section 3; thence North 00° 34' 00" West 225.00 feet to the Southwest corner of the parcel of land described in Volume M68, page 1419 of the Klamath County Deed Records; thence North 01° 14' 00" West 75.00 feet to the Northwest corner of said described parcel; thence South 89° 26' 00" West 277.56 feet to the Northeasterly right-of-way line of the 1-C Drain; thence South 30° 17' 00" East 345.41 feet to the point of intersection of said 1-C right-of-way line and the Northerly right-of-way line of Hilyard Avenue; thence North 89° 26' 00" East 107.22 feet to the point of beginning. With bearings based on Recorded Survey No. 273, as filed in the office of the Klamath County Surveyor.

PARCEL 2:

A tract of land situated in the S1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of Hilyard Avenue, North 01° 14' 00" West 30.00 feet and South 89° 26' 00" West 364.62 feet from the Southeast corner of said Section 3; thence North 00° 34' 00" West 225.00 feet to a point on the South line of that parcel of land described in Volume M68, page 1419 of the Klamath County Deed Records; thence South 89° 26' 00" West 206.00 feet to the Southwest corner of said described parcel; thence South 00° 34' 00" East 225.00 feet to the Northerly right-of-way line of Hilyard Avenue; thence North 89° 26' 00" East 206.00 feet to the point of beginning. With bearings based on Recorded Survey No. 273, as filed in the office of the Klamath County Surveyor.