



2016-003803
Klamath County, Oregon
04/14/2016 03:06:39 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Meadows 131, LLC an Oregon limited liability
company
5665 Meadows Road, Suite 140
Lake Oswego, OR 97035

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

Meadows 131, LLC an Oregon limited liability
company
5665 Meadows Road, Suite 140
Lake Oswego, OR 97035
File No. 89381AM

STATUTORY WARRANTY DEED

Bear Cat, Inc.,

Grantor(s), hereby convey and warrant to

Meadows 131, 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 14 day of April, 2016

Bear Cat, Inc.
By: Steven M. Carson
Steven M. Carson, President

State of Oregon } ss
County of Klamath }

On this 14 day of April, 2016, before me, Cherice F. Treasure - a Notary Public in and for said state, personally appeared Steven M. Carson, President for Bear Cat, Inc., an Oregon Corporation, 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.

Cherice F. Treasure
Notary Public for the State of Oregon
Residing at: Klamath County 6/17/2016
Commission Expires: _____

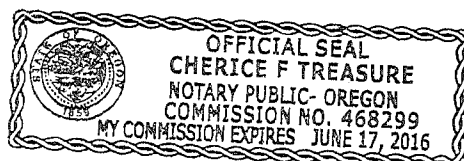


EXHIBIT 'A'

File No. 89381AM

Parcel 1:

A parcel of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point which lies 557.89 feet Southerly from the Southerly right of way line of Hilyard Avenue, said point being South 89° 33' 35" East 932.35 feet and South 00° 26' 25" West 587.89 feet from the Northwest corner of said Section 10; thence South 00° 26' 25" West 350.00 feet; thence West 60.00 feet; thence North 00 degrees 26' 25" East 350.00 feet; thence South 89° 33' 35" East 60.00 feet tot the point of beginning.

Parcel 2:

A parcel of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point that is East a distance of 30 feet and North 00° 34' West a distance of 398.00 feet from the Southwest corner of the NW 1/4 NW 1/4; thence East 622.3 feet to the point of beginning; thence North 00° 34' West parallel to the East line of Washburn Way 350 feet; thence East 210.43 feet; thence South 350 feet; thence West 204.28 feet to the point of beginning.

Parcel 3:

A tract of land situated in the NW1/4NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of that tract of land described as Parcel 2 in Deed Volume M84, page 10355, from which the Southwest corner of the NW1/4 NW1/4 of said Section 10 bears West 622.3 feet, South 00° 34' East 398.0 feet and West 30 feet; thence North 00° 26' 25" East 350.06 feet to the Northwest corner of said Parcel 2; thence North 89° 33' 43" West 25.68 feet to the Southerly extension of the centerline of Broadmore Street, which bears North 00° 09' 48" East; thence South 00° 09' 48" West 350.05 feet to a point on the South line of that tract of land describe din Deed Volume M86, page 6690; thence South 89° 32' 51" East 23.99 feet to the point of beginning, containing 8694 square feet.

Parcel 4:

A tract of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of the Southerly extension of Broadmore Street said point being South 89° 06' 00" East 64.11 feet, South 00° 02' 42" East 30.00 feet, South 89° 06' 00" East 594.46 feet and South 00° 09' 48" West 366.27 feet from the Northwest corner of said Section 10; thence continuing South 00° 09' 48" West 193.69 feet to a point on the North line of that tract of land described as Parcel 2 in Deed Volume M84, page 10355 of the Klamath County Deed Records; thence South 89° 33' 43" East, along said North line, 25.68 feet; thence North 00° 09' 48" East 20.14 feet; thence along the arc of a curve to the left (Radius = 330.00 feet and Central Angle = 16° 49' 31") 96.91 feet; thence along the arc of a curve to the right (Radius Point bears North 73° 20' 17" East 270.00 feet and Central Angle 16° 49' 31") 79.29 feet to the point of beginning, containing 2821 square feet and with bearing based on the recorded map of survey of MAJOR LAND PARTITION No. 79-37.

Legal Description continued

Parcel 5:

A tract of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract being Parcel 2 as shown on the recorded Major Land Partition No. 79-37, said tract being more particularly described as follows:

Beginning at a 5/8 inch iron pin with cap at the intersection of the Southerly right of way line of Hilyard Avenue and the Easterly right of way line of the Southerly extension of Broadmore Street, said iron pin being South 89° 06' 00" East 64.11 feet, South 00° 02' 42" East 30.00 feet and South 89° 06' 00" East 594.46 feet from the Northwest corner of said Section 10; thence South 89° 06' 00" East, along the Southerly right of way line of said Hilyard Avenue, 273.22 feet to the 5/8 inch iron pin with cap; thence South 00° 54' 00" West 557.76 feet to a 5/8 inch iron pin; thence North 89° 33' 43" West 240.37 feet to a 5/8 inch iron pin with cap on the Easterly right of way line of said Southerly extension of Broadmore Street; thence, Northerly along said Broadmore Street extension, North 00° 09' 48" East 20.14 feet, along the arc of a curve to the left (central angle = 16° 49' 31" and radius = 330.00 feet) 96.91 feet, along the arc of a curve to the right (Central angle = 16° 49' 31" and radius = 270.00 feet) 79.29 feet, and North 00° 09' 48" East 366.25 feet to the point of beginning, with bearings begin based on the recorded map of survey of said Major Land Partition.

ALSO

A tract of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of Hilyard Avenue, 807.74 feet East of the intersection of the South line of Hilyard Avenue and the East line of Washburn Way; thence South 00° 26' 25" West 908.36 feet to a point; thence East 60.00 feet to a point; thence North 00° 26' 25" East 907.89 feet to a point on the South line of Hilyard Avenue; thence West 60.00 feet to the point of beginning.

LESS AND EXCEPT

A parcel of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point which lies 557.89 feet Southerly from the Southerly right of way line of Hilyard Avenue, said point being South 89° 33' 35" East 932.35 feet and South 00° 26' 25" West 587.89 feet from the Northwest corner of said Section 10; thence South 00° 26' 25" West 350.00 feet; thence West 60.00 feet; thence North 00° 26' 25" East 350.00 feet; thence South 89° 33' 35" East 60.00 feet to the point of beginning.