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07/07/2016 02:10:00 PM

Fee: \$42.00

RETURN TO: Michael P. Rudd. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Peoples Rentals 2711 Front Street Klamath Falls, OR 97601
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Grantor:

Peoples Warehouse, Inc.
2711 Front Street
Klamath Falls, OR 97601

Grantee:

Peoples Rentals, an Oregon Partnership
2711 Front Street
Klamath Falls, OR 97601

- WARRANTY DEED -

Peoples Warehouse, Inc., Grantor, conveys and warrants to Peoples Rentals, an Oregon Partnership, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Parcel 1: Lots 19 and 20, Block 17, SECOND RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Parcel 2: That portion of Lot 28, Block 17, Plat of SECOND RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 19, Block 17, SECOND RAILROAD ADDITION TO KLAMATH FALLS, OREGON; thence North along the East line of Lots 19 and 20, Block 17 of said plat to the Northeast corner of said Lot 20; thence North 89° 47' 09" East 40.00 feet to the Northwest corner of Lot 8, Block 17 of said plat; thence South along the West line of Lots 8 and 9, Block 17 of said plat to the Southwest corner of said Lot 9; thence Westerly 40 feet; more or less, to the point of beginning.

SUBJECT TO AND EXCEPTING: Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this transfer is to convey title only.

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.

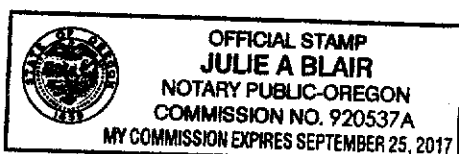
Dated this 7th day of July, 2016.

PEOPLE'S WAREHOUSE, INC.

By [Signature]
J. V. Wachter, II, President

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on July 7, 2016, by J. V. Wachter, II, as President of Peoples Warehouse, Inc.



[Signature]
Notary Public for Oregon
My Commission expires: 9/25/2017