



THIS SPACE RESERVE

2016-008035
Klamath County, Oregon
07/29/2016 09:13:02 AM
Fee: \$57.00

After recording return to:

Lithia Real Estate, Inc., an Oregon Corporation
150 N Barlett
Medford, OR 97501

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

Lithia Real Estate, Inc., an Oregon Corporation
150 N Barlett
Medford, OR 97501

File No. 96537AM

STATUTORY WARRANTY DEED

Klamath County, a political subdivision of the State of Oregon,

Grantor(s), hereby convey and warrant to

Lithia Real Estate, Inc., an Oregon Corporation,

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 is **\$1,350,000.00**.

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

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 28th day of July, 2016.

Klamath County

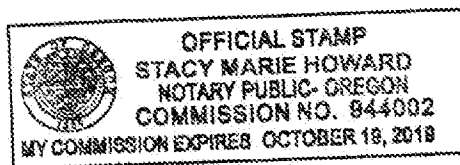
By Tom Mallams
Tom Mallams, County Commissioner

By Jim Bellet
Jim Bellet, County Commissioner

State of Oregon } ss
County of Klamath }

On this 28 day of July, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Tom Mallams and Jim Bellet, as Commissioner's, for Klamath County, a political subdivision of the State of Oregon, 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.



Stacy Marie Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-19-19

EXHIBIT 'A'

Parcel 1:

The following described real property in Klamath County, Oregon:

A tract of land described as follows:

Beginning at an iron pin on the East right of way line of the secondary Highway #420 (also known as Washburn Way) which lies North 0° 46' West along the section line a distance of 439.35 feet and North 89° 14' East a distance of 30 feet from the Brass Cap which marks the quarter section corner common to Section 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian (which point lies North 0° 46' West 439.35 feet, more or less, from the Southwest corner of Tract 44 of Enterprise Tract in Klamath County, Oregon) and running thence; Continuing North 89° 14' East a distance of 961.8 feet to an iron pin which lies on the Southerly right of way line of the O.C. & E. Railroad; thence North 67° 40 West along the Southerly right of way line of the O.C. & E. Railroad a distance of 1045 feet to an iron pin which marks the intersection of the Southerly right of way line of the O.C. & E. Railroad and the Easterly right of way line of the secondary highway #420; thence South 0° 46' East parallel to the section line a distance of 410 feet, more or less, to the point of beginning, said tract in Enterprise Tracts 44 and 35, which lie in the SW1/4 of NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

Parcel 2:

Beginning at an iron pin which lies South 0° 46' East a distance of 2204.25' and North 89° 14' East a distance 450 feet from the iron pin which marks the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 0° 46' East parallel to the West Section line of said Section 3, a distance of 150 feet; thence North 89 14' East a distance of 739.26 feet to a point which lies on the West line of the Railroad Right of Way; thence Northerly and Westerly along the West line of the Railroad Right of Way following the arc of a 10.2136° curve to the left a distance of 128.1 feet to an iron pin on the Southerly Right of Way line of the O.C. & E. Railroad (the long cord of this curve bears North 39° 18 1/2' West a distance of 127.82 feet); thence along the Southerly Right of

Way line of the O.C. & E. Railroad North $67^{\circ} 40'$ West a distance of 128.2 feet to an iron pin; thence South $89^{\circ} 14'$ West a distance of 541.7 feet, more or less, to the point of beginning, in the SW1/4 NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

A parcel of land in Section 3, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the West quarter corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence North $0^{\circ} 46'$ West 291.85 feet; thence North $89^{\circ} 14'$ East 450 feet to the Southwest corner of that property deeded to Klamath County in Vol. 308, page 389 of Deed Records of Klamath County and being the true point of beginning; thence South $0^{\circ} 46'$ East parallel to the West section line of Section 3, 452.5 feet; thence North $89^{\circ} 14'$ east 764.30 feet to a point that is 60 feet West of the West right-of-way line of the railroad spur track; thence South $0^{\circ} 35'$ East parallel to the West right-of-way line of said railroad 315.2 feet; thence North $89^{\circ} 14'$ east 60 feet to the West right of way line of said railroad; thence North $0^{\circ} 35'$ West along the West right of way line of said railroad 466.4 feet to the beginning of a 10.2136° curve to the left; thence along the arc of said curve 314.77 feet to the Southeast corner of that property described in Vol. 308, page 389 of Klamath County Deed Records; thence South $89^{\circ} 14'$ West along the South line of that property described in Vol. 308, page 389 of Klamath County Deed Records 739.26 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed from Klamath County to Washburn Enterprises, Inc. by Deed recorded October 18, 1976 in Volume M76, page 16503, Deed records of Klamath County, Oregon.

