

After recording return to:

ValueRock Klamath Properties, LLC
Attn: Patty Chin
18301 Von Karman Ave, Suite 850
Irvine, CA 92612

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE CO.
NATIONAL COMMERCIAL SERVICES
797482

GRANTOR:

HH PROPERTY NORTH, LLC, a Delaware
limited liability company, successor by name
change to HAGGEN PROPERTY NORTH, LLC

GRANTEE:

VALUEROCK KLAMATH PROPERTIES,
LLC, a Delaware limited liability company

This space reserved for recorder's use.

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

ValueRock Klamath Properties, LLC
Attn: Patty Chin
18301 Von Karman Ave, Suite 850
Irvine, CA 92612

STATUTORY SPECIAL WARRANTY DEED

HH PROPERTY NORTH, LLC, a Delaware limited liability company, successor by name change to **HAGGEN PROPERTY NORTH, LLC** ("Grantor") conveys and specially warrants to **VALUEROCK KLAMATH PROPERTIES, LLC** ("Grantee") the real property in Klamath County, Oregon, more particularly described on Exhibit A attached hereto and by this reference incorporated herein, free of encumbrances created or suffered by the Grantor, except for those encumbrances set forth on Exhibit B, attached hereto and by this reference incorporated herein.

The true consideration for this conveyance in terms of dollars is \$1,250,000.00.

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.

[Signature Page to Follow]

DATED: 8/10/16

HH PROPERTY NORTH, LLC, a Delaware limited liability company, successor by name change to **HAGGEN PROPERTY NORTH, LLC**

By: [Signature]
Name: Michael W. egsch
Its: Authorized Signatory

STATE OF Florida
COUNTY OF Palm Beach ss.

The foregoing instrument was acknowledged before me this 8th day of August, 2016, by Michael W. egsch as authorized signatory of HH PROPERTY NORTH, LLC, a Delaware limited liability company, successor by name change to HAGGEN PROPERTY NORTH, LLC.



[Signature]
Notary Public for Palm Beach
My commission expires: 5/5/19

EXHIBIT A TO DEED

Legal Description

Real property in the County of Klamath, State of Oregon, described as follows:

Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Block 12 of the original town of Klamath Falls (formerly Linkville), according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.

EXHIBIT B TO DEED

Permitted Exceptions

1. Real estate taxes and general or special assessments that are not delinquent as of the date of the Special Warranty Deed.
2. All liens, encumbrances, easements, covenants, conditions, and restrictions of record prior to the date hereof.
3. Zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property.
4. City liens, if any, of the City of Klamath Falls not yet due or delinquent as of the date hereof.