



00191234201600089060050054

08/22/2016 03:47:33 PM

Fee: \$62.00

AFTER RECORDING RETURN TO:

City Recorder
500 Klamath Avenue
Klamath Falls, OR 97601

GRANTOR:

City of Klamath Falls
500 Klamath Avenue
Klamath Falls, OR 97601

GRANTEE:

The Ledge, LLC
Michael Angeli, Managing Member
369 S 6th Street
Klamath Falls, OR 97601

TAX STATEMENTS:

Until requested otherwise,
send all tax statements to:
The Ledge, LLC
Michael Angeli, Owner
369 S 6th Street
Klamath Falls, OR 97601

WARRANTY DEED

[Statutory]

THE CITY OF KLAMATH FALLS, an Oregon municipal corporation, hereinafter called Grantor, conveys and warrants to THE LEDGE, LLC, an Oregon limited liability corporation, hereinafter called Grantee, all real property rights to land situated in Klamath County, State of Oregon, described as:

See attached Legal Description described in Exhibit A

and covenants that Grantor is the owner of the above-described property free of all encumbrances except those of record and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.


The true and actual consideration paid for such transfer, stated in terms of dollars is One Thousand and 00/100 Dollars (\$1,000). As part of this property transaction Grantee has also signed a Development Agreement, which will be recorded consecutively, along with this Warranty Deed.

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. 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.

DATED this 15th day of August, 2016.

GRANTOR

CITY OF KLAMATH FALLS


Nathan Cherpeski, City Manager

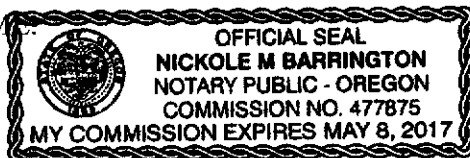
ATTEST:

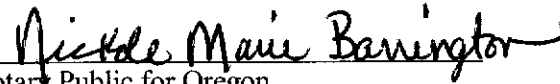

Elisa D. Olson, City Recorder

STATE OF OREGON)
)ss.
County of Klamath)

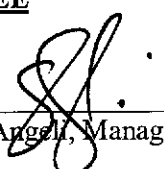
On the 15th day of August, 2016, personally appeared Nathan Cherpeski and Elisa D. Olson, who, each being first duly sworn, did say that the former is the City Manager and the latter is the City Recorder of the City of Klamath Falls, an Oregon municipal corporation, and that the instrument was signed on behalf of said municipal corporation; and each of them acknowledged said instrument to be its voluntary act and deed.

BEFORE ME:




Notary Public for Oregon
My Commission Expires: 5-8-2017

GRANTEE

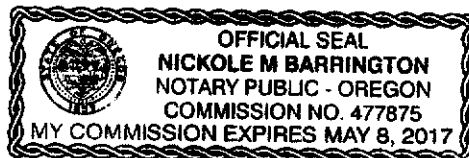

Michael Angeli, Managing Member – The Ledge, LLC

Michael Angeli hereby accepts the above described property from the City of Klamath Falls this 10th day of August, 2016.

STATE OF OREGON)
)ss.
County of Klamath)

On the 10th day of August, 2016, personally appeared Michael Angeli, who, being first duly sworn, did acknowledge that he is the Managing Member of The Ledge, LLC, that the foregoing instrument was signed on behalf of said LLC, that he is authorized to execute this instrument and that this instrument is the voluntary act and deed of the LLC.

BEFORE ME:




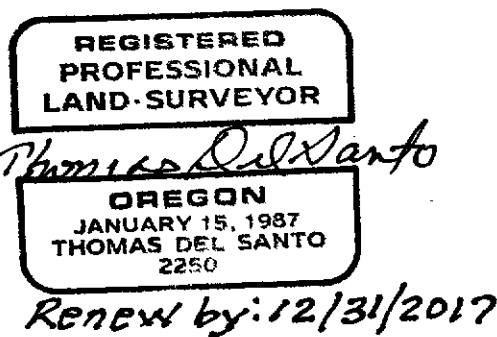

Notary Public for Oregon
My Commission Expires: 5-8-2017

EXHIBIT "A"
Legal Description for Property Conveyance
Grantor: City of Klamath Falls

**A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER, SECTION 32, TOWNSHIP 38 SOUTH, RANGE 9 EAST, OF
THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

Parcel 2 as shown on the original plat of Land Partition 24-15 recorded in the Klamath County Clerk's Office June 23, 2016 and containing 6,902 square feet more or less; said Land Partition 24-15 true and exact copy on file in the Klamath County Surveyor's Office as County Survey 8195. Said Parcel 2 being vacated Lot 8 and a portion of Lot 9, Block 75, Klamath Addition to Linkville.





Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #

2016-24

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor

City of Klamath Falls

Grantee

The Lodge, LLC

Signed on (date)

8/15/14

and for consideration of

\$ 1,000

Assessor's signature

Date

8-22-16

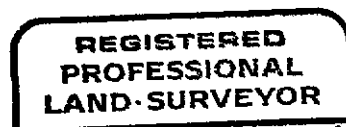
150-310-411 (Rev. 10-75)

Legal Description: see Attached

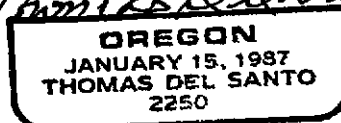
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Thomas Del Santo



Renew by: 12/31/2017