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09/26/2016 09:57:00 AM

Fee: \$57.00

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO,  
AND MAIL TAX STATEMENTS TO:

WE THREE KINGS, LLC  
13501 Arbolado Court  
Bakersfield, California 93314

Klamath County Parcel Identification Nos. R875572, R875573 and  
R875574

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**WARRANTY DEED****(KLAMATH FALLS, OREGON)**

FOR GOOD AND VALUABLE CONSIDERATION, the adequacy and receipt of which is hereby acknowledged, **TRIPLE CROWN HOLDINGS, LP**, a California limited partnership ("Grantor"), as the grantor, hereby BARGAINS, CONVEYS, GRANTS and TRANSFERS to **WE THREE KINGS, LLC**, a California limited liability company ("Grantee"), as the grantee, all of Grantor's interest in that certain undeveloped commercial real property identified as Klamath Fall County Parcel Identification Nos. R875572, R875573 and R875574, and legally described in Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth at length (the "Property"). The Property includes, without limitation and without warranty or recourse to Grantor, the following: (i) any and all amenities, appurtenances, betterments, buildings, fixtures, structures and other improvements in, on or under, or affixed to the Property, whether above- or belowground, including, without limitation, such fixtures that would be considered for a trade, manufacture, ornamental or domestic use pursuant and subject to 2013 Oregon Revised Statutes Section 72A.3090(1)(a); (ii) any and all benefits, easements, licenses, privileges, rights, rights-of-way, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to the Property; (iii) all right, title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any alley, avenue, boulevard, concourse, drive, freeway, highway, path, road, street, thoroughfare or way, open or proposed, adjoining the Property; (iv) all water, water agreements or contracts, water rights (whether riparian, appropriative, groundwater, overlying, prescriptive, surface water or otherwise, and whether or not appurtenant), and water stock in, relating to or used in connection with the Property, and owned by Grantor and not reserved or excepted in prior deeds of record, if any; (v) any and all oil, gas and other hydrocarbon substances, and minerals on, in or underlying the Property, including, without limitation, all coal, metals, ores, sand, gravel and the like, on, in or underlying the Property owned by Grantor and not reserved in prior deeds of record; and, (vi) all rights to the present or future use of wastewater, wastewater capacity, storm drainage, water, sewer and utilities and other facilities and services, in each case to the extent same pertain to or benefit the Property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereinafter acquired.

TO HAVE AND TO HOLD the Property, with its appurtenances unto Grantee and its successors and assigns forever. Grantor does hereby covenant to and with Grantee that it is the owners in fee simple of the Property; that the Property is free from all encumbrances EXCEPT:

1. A LIEN TO SECURE PAYMENT OF CURRENT REAL PROPERTY TAXES NOT YET DUE AND PAYABLE; AND,
2. ALL OTHER MATTERS OF PUBLIC RECORD RECORDED AGAINST THE PROPERTY AS OF THE DATE HEREOF,

and that Grantor will warrant and defend the same from all lawful claims whatsoever.

DATED: September 9, 2016

**TRIPLE CROWN HOLDINGS, LP**, a California limited partnership ("Grantor")

By: TRI CROWN HOLDINGS, INC., a California corporation  
Its: General Partner

By: Frank L. King  
Frank L. King  
Its: President  
By: Holly A. King  
Holly A. King  
Its: First Vice-President, Assistant Secretary and Chief Financial Officer

[ACKNOWLEDGEMENTS ATTACHED]

ACKNOWLEDGMENTS

STATE OF OREGON            )  
  )ss.  
COUNTY OF Klamath )

This instrument was acknowledged before me Donna M Hoffman, by Frank L. King, on behalf of Tri Crown Holding, Inc., a California corporation, General Partner.



Donna M Hoffman  
Notary Public for Oregon

STATE OF OREGON            )  
  )ss.  
COUNTY OF Klamath )

This instrument was acknowledged before me Donna M Hoffman, by Holly A. King, on behalf of Tri Crown Holding, Inc., a California corporation, General Partner.



Donna M Hoffman  
Notary Public for Oregon

**EXHIBIT "A"**

**The Legal Description of the Property**

Lots 4, 5 and 6 TRACT 1293, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Klamath County Parcel Identification Nos. R875572, R875573 and R875574