



2016-010200

Klamath County, Oregon

09/26/2016 03:59:01 PM

Fee: \$82.00

THIS SPACE RESERVED

After recording return to:

REVX-MBEX30, a California Corporation

1330 Truxton Avenue

Bakersfield, CA 93301

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

File No. 128321AM

STATUTORY WARRANTY DEED

5 Star OR, LLC, a California Limited Liability Company,

Grantor(s), hereby convey and warrant to

REVX-MBEX30, Inc. A California 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 **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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 9 day of Sept, 2016

5 STAR OR, LLC, a California Limited Liability Company

By: [Signature]
Terry McDonald for McDonald Development Company, Member

By: _____
Robert McDonald for McDonald Development Company, Member

Survivors Trust created under the Donald R. Stewart and Thelma M. Stewart Family Trust dated May 6,

By: _____
Thelma M. Stewart, Trustee

Thelma M. Stewart Family Trust dated May 6, 1994, as amended November 7, 2002

By: _____
Thelma Stewart, Trustee

State of _____ } ss
County of _____ }

On this _____ day of September, 2016, before me, _____ a Notary Public in and for said state, personally appeared **Terry McDonald, Member for McDonald Development Company, as a Member for 5 STAR OR, LLC, a California Limited Liability Company**, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this _____ day of September, 2016, before me, _____ a Notary Public in and for said state, personally appeared **Robert McDonald, Member for McDonald Development Company, as a Member for 5 STAR OR, LLC, a California Limited Liability Company**, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of San Joaquin

On September 9, 2016 before me, Lazarus Carmichael, Notary Public
(here insert name and title of the officer)
personally appeared Terry McDonald

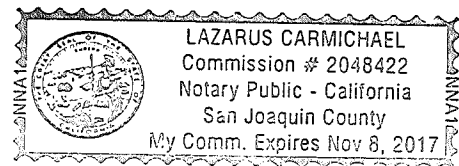
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Lazarus Carmichael



(Seal)

Dated this 9 day of Sept 2016.

5 STAR OR, LLC, a California Limited Liability Company

By: _____
Terry McDonald for McDonald Development Company, Member

By: _____
Robert McDonald for McDonald Development Company, Member

Survivors Trust created under the Donald R. Stewart and Thelma M. Stewart Family Trust dated May 6,

By: _____
Thelma M. Stewart, Trustee

Thelma M. Stewart Family Trust dated May 6, 1994, as amended November 7, 2002

By: _____
Thelma Stewart, Trustee

State of _____ } ss
County of _____ }

On this _____ day of September, 2016, before me, _____ a Notary Public in and for said state, personally appeared **Terry McDonald, Member for McDonald Development Company, as a Member for 5 STAR OR, LLC, a California Limited Liability Company**, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this _____ day of September, 2016, before me, _____ a Notary Public in and for said state, personally appeared **Robert McDonald, Member for McDonald Development Company, as a Member for 5 STAR OR, LLC, a California Limited Liability Company**, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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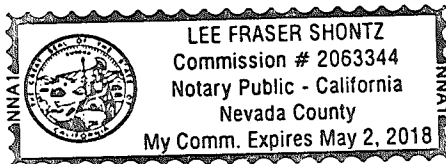
State of California)

County of Nevada)On September 9, 2016 before me, Lee Fraser Shontz, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Robert McDonald
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Statutory Warranty Deed Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Dated this _____ day of _____, _____.

5 STAR OR, LLC, a California Limited Liability Company

By: _____
Terry McDonald for McDonald Development Company, Member

By: _____
Robert McDonald for McDonald Development Company, Member

Survivors Trust created under the Donald R. Stewart and Thelma M. Stewart Family Trust dated May 6,

By: Thelma M Stewart
Thelma M. Stewart, Trustee

Thelma M. Stewart Family Trust dated May 6, 1994, as amended November 7, 2002

By: Thelma Stewart
Thelma Stewart, Trustee

State of _____ } ss
County of _____ }

On this _____ day of September, 2016, before me, _____ a Notary Public in and for said state, personally appeared **Terry McDonald, Member for McDonald Development Company, as a Member for 5 STAR OR, LLC, a California Limited Liability Company**, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this _____ day of September, 2016, before me, _____ a Notary Public in and for said state, personally appeared **Robert McDonald, Member for McDonald Development Company, as a Member for 5 STAR OR, LLC, a California Limited Liability Company**, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

ACKNOWLEDGMENT

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State of California

County of San Joaquin

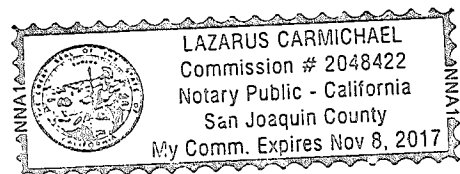
On September 9, 2016 before me, Lazarus Carmichael, Notary Public,
(here insert name and title of the officer)
personally appeared Thelma M. Stewart

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lazarus Carmichael



(Seal)

EXHIBIT 'A'

Parcel 1:

Lot 5 in Block 1 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

Lots 7, 8 and 9 in Block 1 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3:

Lot 5, Block 3, William River Estates, according to the official plat thereof on file in the office of the County Clerk in the County of Klamath, State of Oregon.

Parcel 4:

A tract of land lying Southeasterly of and adjacent to WILLIAMSON RIVER ESTATES, a platted and recorded subdivision situated in Government Lots 7, 14, 15, 19, 21 and 41, Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; said tract of land being more particularly described as follows:

Beginning at the Southeast corner of Lot 5, Block 3 of aforesaid WILLIAMSON RIVER ESTATES; thence South 80° 35' 30" East 78.80 feet to a 3/4" galvanized iron pipe; thence North 74° 18' 30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60° 45' 30" East 110.50 feet to a 3/4" galvanized iron pipe; thence North 45° 17' 30" East 149.18 feet to a 3/4" galvanized iron pipe; thence North 10° 00' 01" West 175.96 feet to a point on the Southerly curved right of way boundary of Williamson River Drive (point marked with a 3/4" galvanized iron pipe); thence Westerly along said curved boundary 37.63 feet (long chord bears South 57° 59' 42" West 37.50 feet); thence continuing along said right of way boundary South 66° 17' 15" West 435.02 feet; thence along the arc of a 130 foot radius curve to the right 17.71 feet (long chord bears South 70° 11' 30" West 17.70 feet); thence South 74° 05' 45" West 17.52 feet to the Northeast corner of aforesaid Lot 5, Block 3; thence along the East boundary of said Lot 5, South 15° 54' 15" East 166.22 feet to the point of beginning.

Parcel 5:

A tract of land bordering on the South of the above described land:

Beginning at the Southeast corner of lot 5 in Block 3 of aforesaid WILLIAMSON RIVER ESTATES; thence South 80° 35' 30" East 78.80 feet to a 3/4" galvanized iron pipe; thence North 74° 18' 30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60° 45' 30" East 110.50 feet to a 3/4" galvanized iron pipe; thence North 45° 47' 30" East 42.78 feet to a 1/2" galvanized iron pipe; thence South 31° 37' East 130.80 feet to the waterline of Williamson River as of this date existing; thence along said waterline South 37° 40' West 134.52 feet; South 54° 09' West 55.28 feet; South 63° 36' West 60.67 feet; South 61° 48' West 64.75 feet; North 56° 13' West 67.86 feet; North 1 degree 27' East 55.23 feet; South 85° 17' West 70.82 feet; and North 77° 14' West 61.36 feet; thence leaving the existing waterline of Williamson River and bearing North 15° 30' West 63.94 feet, more or less, to the point of beginning.

Lot 6 in Block 1 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an easement for walkway purposes and boat docking over and on the strip of land lying between said lot and the Williamson River, as granted by Deed recorded August 4, 1972 in Volume M72, page 8638, Microfilm Records of Klamath County, Oregon.

Parcel 7:

Lot 4 in Block 1 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 8:

Lots 10 and 11, in Block 1, WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 9:

Lot 4 in Block 3 of WILLIAMSON RIVER ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.