

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Novaturient, LLC 245 Pacific Terrace Klamath Falls, OR 97601
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Grantor:
F.A. Halda
845 South Alameda
Klamath Falls, OR 97601

Grantee:
Novaturient, LLC
245 Pacific Terrace
Klamath Falls, OR 97601

- WARRANTY DEED -

F.A. Halda, Grantor, conveys and warrants to Novaturient, LLC, an Oregon limited liability company, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Parcel 1 of Land Partition 34-02 previously described as:

Parcel 1: Lots 14, 15, 16 and 17, Block 2, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon.

SUBJECT to slope easement granted to State of Oregon by instrument recorded in Deed Book 147 at page 51 and 157 at page 206; and SUBJECT to easements and rights of way of record or apparent on the land.

Parcel 2: Lots 18 and 19, Block 2, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, as shown on the official plat in the office of the County Clerk of Klamath County, Oregon.

SUBJECT to all restrictions, reservations, encumbrances, and rights-of-way of record and those apparent upon the land.

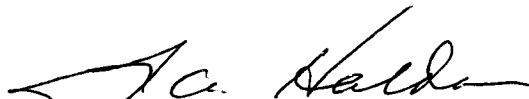
Parcel 3: Lots 20 and 21, Block 2, INDUSTRIAL ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

Free and clear of only those encumbrances insured by any title insurance policy insuring the right, title and interest of the grantor.

The true and actual consideration for this transfer is \$375,000.

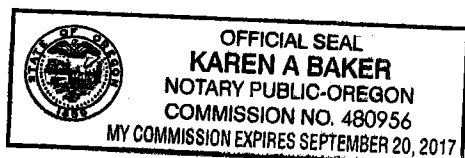
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 January 1, 2017.


F.A. Halda

STATE OF OREGON, Klamath County) ss.

This instrument was acknowledged before me on January 3, 2017 by F.A. Halda.




Notary Public for Oregon
My Commission expires: 9-20-2017

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.