



THIS SPACE RESERVED FOR R

2017-008694
Klamath County, Oregon
08/02/2017 03:21:00 PM
Fee: \$47.00

After recording return to:

Phase III Oregon LLC, an Oregon Limited Liability
Company

C/O First Choice Property Management, 1415

Esplanade St

Klamath Falls, OR 97601

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

Phase III Oregon LLC, an Oregon Limited Liability
Company

C/O First Choice Property Management, 1415

Esplanade St

Klamath Falls, OR 97601

File No. 179625AM

STATUTORY WARRANTY DEED

**William R. Addington and Marlene T. Addington, husband and wife as to an undivided one-half interest
and Judith A. Addington and Robert K. Addington, trustees of the Judith A. Addington Trust dated
January 19, 2017 as to an undivided one-half interest**

Grantor(s), hereby convey and warrant to

Phase III Oregon LLC, an Oregon Limited Liability Company,

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:

**Lot Four (4) in Block Two (2) of FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS,
OREGON, County of Klamath, State of Oregon.**

The true and actual consideration for this conveyance is \$67,025.00.

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:

2017-2018 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 2nd day of August, 2017.

William R. Addington
William R. Addington

Marlene T. Addington
Marlene Addington

Judith A. Addington and Robert K. Addington, Trustees of the Judith A. Addington Trust dated January 19, 2017

By: Judith A. Addington, Trustee
Judith A. Addington, Trustee

By: Robert K. Addington, Trustee
Robert K. Addington, Trustee

State of Oregon } ss
County of Klamath }

On this 2nd day of August, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared William R. Addington and Marlene T. Addington, and Judith A. Addington and Robert K. Addington, Trustees of the Judith A. Addington Trust dated January 19, 2017, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

