

**2017-009891****Klamath County, Oregon**

09/01/2017 10:06:00 AM

Fee: \$47.00

Commercial Branch  
File No. 32F0006180

After recording return to and send future tax statements to:  
Weston Investment Co, LLC  
Attn: Joseph Weston  
2154 NE Broadway St, Ste 200  
Portland, OR 97232

### STATUTORY WARRANTY DEED

**A+ Secure Storage, LLC**, an Oregon limited liability company, Grantor, conveys and warrants to **Weston Investment Co, LLC**, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

The Westerly 200 feet of the Northerly 425 feet of Lot 1, Block 4 of Tract No. 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Tax Account No. R527273

This property is free of encumbrances, EXCEPT: 2017-18 Taxes not yet due or payable; Powers of south Suburban Sanitary District; restrictions and set backs on the plat of said land and easements recorded 5-17-1977 M77, page 5893 and 12-13-1978 M78, page 27904 and Ordinance No. 44.105 recorded 3-30-2016 No. 2016-003296.

The true consideration for this conveyance is \$1,495,000.00

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 31 day of August, 2017

A+ Secure Storage, LLC

BY  Jerry Peacore, Member

  
BY Maralea Peacore, Member

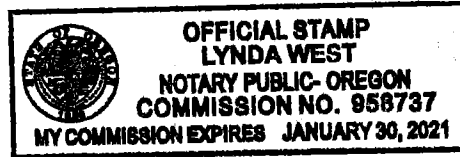
STATE OF OREGON

COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 31 day of August, 2017 by Jerry Peacore as the Member of A+ Secure Storage, LLC on its behalf.

Lynda West  
Notary Public State of Oregon

My commission expires: 1-30-21



STATE OF OREGON

COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 31 day of August, 2017 by Maralea Peacore as the Member of A+ Secure Storage, LLC on its behalf.

Lynda West  
Notary Public State of Oregon

My commission expires: 1-30-21

Order No. 32F0006180

