



THIS SPACE RESERVED FOR R

2017-010499

Klamath County, Oregon

09/15/2017 03:27:00 PM

Fee: \$47.00

After recording return to:

S David Enterprises Klamath Falls Properties LLC, an
Oregon Limited Liability Company

963 Jefferson St

Benicia, CA 94510

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

S David Enterprises Klamath Falls Properties LLC, an
Oregon Limited Liability Company

963 Jefferson St

Benicia, CA 94510

File No. 192016AM

STATUTORY WARRANTY DEED

Klamath County School District,

Grantor(s), hereby convey and warrant to

S David Enterprises Klamath Falls Properties 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:

**A tract of land situated in the SW1/4 of Section 34, Township 39 South, Range 9, East of the Willamette
Meridian, more particularly described as follows:**

**Beginning at an iron pin on the Northeast corner of that land deeded to Don Johnson and on the Westerly
line of that land deed to the United States of America for Air Force Housing, said point being North
59°54'58.3" East a distance of 467.0 feet and North 0°10'54.6" West a distance of 1481.6 feet from the
Southwest corner of said Section 34; thence South 89°54'58.3" West parallel with the South line of said
Section 34 a distance of 437.0 feet to an iron pin located Easterly a distance of 30.0 feet from the West line of
said Section 34; thence North 0°10'54.6" West parallel with and 30.0 feet Easterly from the West line of
said Section 34 a distance of 797.44 feet to an iron pin; thence North 89°54'58.3" East parallel with the
South line of said Section 34 a distance of 437.0 feet to an iron pin on the Westerly line of that land deeded to
the United States of America; thence South 0°10'54.6" East along said line and parallel with the West line of
said Section 34 a distance of 797.44 feet, more or less to the point of beginning, containing 8.0 acres, more or
less.**

The true and actual consideration for this conveyance is **\$310,000.00**.

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 6th day of September, 2017.

Klamath County School District

By : Greg Thede
Greg Thede, Superintendent

State of Oregon } ss
County of Klamath }

On this 6th day of September, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Greg Thede, Superintendent, Klamath County School District, 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

