

AmeriTitle  
MTC 143921AM

2017-012608

Klamath County, Oregon

11/01/2017 02:24:50 PM

Fee: \$47.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Teds Sheds, LLC 5233 Uhrmann Road Klamath Falls, OR 97601
---	---

Grantor  
Footprints, LLC  
2033 Melrose Street  
Klamath Falls, OR 97601

Grantee  
Teds Sheds, LLC  
5233 Uhrmann Road  
Klamath Falls, OR 97601

- WARRANTY DEED -

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

See attached Exhibit A.

SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions, easements and rights of way of record and those apparent on the land; taxes and assessments; rights to possession of Quik Check Financial, Inc.

The true and actual consideration for this transfer is \$414,000.00.

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 this 31 day of Oct, 2017.

FOOTPRINTS, LLC

By

Steven Beets, Member

By

Eleanor Beets, Member

STATE OF OREGON, Klamath County ) ss.

This instrument was acknowledged before me on August, 2017, by Steven Beets and Eleanor Beets as members of Footprints, LLC.



Notary Public for Oregon  
My Commission expires: Jan 9 2018

Can Bmm

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A parcel of land situate in the SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly right of way line of South Sixth Street, 53.0 feet Southerly at right angles from the centerline thereof, from which point the monument marking the one quarter section corner common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears North 89 degrees 14' East 430.0 feet and North 1 degree 14' West 55.03 feet distant; thence South 1 degree 14' East 137.0 feet to a point; thence South 89 degrees 14' West 114.0 feet to a point thence North 1 degree 14' West 137.87 feet to a point on the Southerly right of way line of South Sixth Street; thence following said right of way line Easterly 100.25 feet along a .9951 degree curve to the left, the long chord of which bears North 89 degrees 43' 55" East 100.25 feet to a point; thence North 89 degrees 14' East 13.75 feet to the point of beginning.


TOGETHER WITH right in adjoining common area for ingress, egress and parking purposes being the Westerly 44.0 feet of the above described property for joint use and benefit of the above described property and the property immediately westerly from the above described property.

**PARCEL 2**

A parcel of land situate in the NE1/4 of the SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the cased monument at the one quarter section corner common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence South 1 degree 14' East 55.03 feet to a point on the Southerly right of way line of South Sixth Street; thence following said Southerly right of way line of South Sixth Street, South 89 degrees 14' West 443.75 feet and South 89 degrees 43' 55" West 100.25 feet to a railroad spike set in the pavement and the True Point of Beginning of this description; thence South 1 degree 14' East 137.87 feet to an iron pin; thence South 89 degrees 14' West 36.0 feet to a point; thence North 1 degree 14' West 138.62 feet to a point on the Southerly right of way line of South Sixth Street; thence around a 0.9951 degree curve to the left, the long chord of which bears South 89 degrees 35' 25" East 36.0 feet, a distance of 36.0 feet, more or less, to the True Point of Beginning.

TOGETHER WITH an easement for ingress, egress and parking purposes over that "Common Area" being a strip of land 44.0 feet in width and 137 feet, more or less, in length adjoining the East line of the herein described property and being Easterly thereof.

  
Cm @ Mm