

AmeriTitle 110217A-Accom
WAS REQUESTED TO
RECORD THIS INSTRUMENT AS
AN ACCOMMODATION. IT HAS NOT
BEEN EXAMINED FOR SUFFICIENCY
OR ITS EFFECT UPON THE TITLE.

2017-012663

Klamath County, Oregon

11/02/2017 03:14:49 PM

Fee: \$82.00

After Recording Return To:

Fort Klamath Properties LLC
1501 E. McAndrews, Suite 200
Medford, OR 97501

**Until a Change is Requested,
Send Tax Statements To:**

Fort Klamath Properties LLC
1501 E. McAndrews, Suite 200
Medford, OR 97501

Space above reserved for recorder

**PROPERTY LINE ADJUSTMENT DEED
(Bargain and Sale Deed - 1 of 3)**

Klamath Agency LLC, an Oregon limited liability company ("**Grantor**"), conveys to Fort Klamath Properties LLC, an Oregon limited liability company ("**Grantee**"), the real property located in Klamath County, Oregon, described on the attached Exhibit A (the "**Property**").

The true and actual consideration for this conveyance is other value given or promised.

This deed is given to complete a property line adjustment approved by Klamath County, Oregon, by and through the Klamath County Planning Department, under File No. PLA 3-17, and to comply with the provisions of ORS 92.190(4).

References to the original recorded documents setting forth the legal descriptions of the affected parcels prior to giving effect to the property line adjustment are as follows:

(a) Grantor's affected property is Parcel 2 of Land Partition 15-10 the plat of which was recorded December 29, 2011 as Instrument No. 2011-014306, such Parcel 2 being subsequently conveyed to Grantor by Special Warranty Deed recorded March 16, 2017 as Instrument No. 2017-002774, Records of Klamath County, Oregon; and

(b) Grantee's affected property is a portion of the property conveyed to Grantee by Statutory Warranty Deed recorded August 1, 2000, in Volume M00, Page 28196, Records of Klamath County, Oregon, which portion is also described of record as Parcel 1 of Land Partition 5-12, the plat of which was recorded as Instrument No. 2014-9077 records of Klamath County, Oregon.

The adjusted boundary line between Grantor's property and Grantee's property is described on attached Exhibit B ("**Adjusted Line**").

The Property is being conveyed to, and is hereby accepted by, Grantee in its "AS IS, WHERE IS" condition, without warranty. Grantor makes no warranties to Grantee whatsoever, including without limitation, any warranties regarding (i) the quality or condition of the Property or any improvements thereon; (ii) the ability to develop or use the Property for any particular use; (iii) the quality of groundwater or soils; (iv) the fitness or suitability of the Property for any particular purpose; (v) the quality, nature, adequacy or physical conditions of access to the Property; (vi) the applicable building, zoning and land use restrictions applicable to the Property; (vii) the compliance of the Property or its operation with any applicable codes, laws, regulations, covenants, conditions or restrictions; (viii) the presence or absence of hazardous materials in, on, under or about the Property or adjoining or neighboring properties; or (ix) the acreage, dimensions or boundaries of the Property; and neither Grantor, its affiliates, or any of their respective officers, directors, employees, agents, successors and assigns, shall have any liability whatsoever to Grantee or to any future owner of the Property arising out of or in connection with any of the foregoing.

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.

[Signatures and acknowledgements follow]

DATED this 2 day of November, 2017.

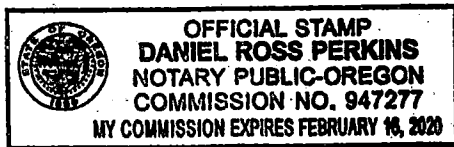
GRANTOR:

KLAMATH AGENCY LLC,
an Oregon limited liability company

By: James M. Root Mgr.
Printed Name: James M. Root
Title: Manager

STATE OF OREGON)
)ss.
County of JACKSON)

The foregoing instrument is acknowledged before me this 2nd day of November, 2017, by James M. Root as Manager of Klamath Agency LLC.



[Signature]
Notary Public for Oregon
Commission No.: 947277
My commission expires: 2-16-20

DATED this 2 day of November, 2017.

GRANTEE:

FORT KLAMATH PROPERTIES LLC,
an Oregon limited liability company

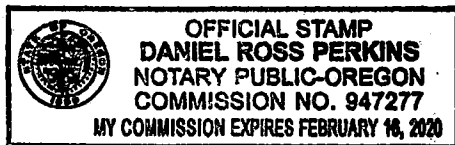
By: James M. Root Mgr.

Printed Name: James M. Root

Title: Manager

STATE OF OREGON)
)ss.
County of JACKSON)

The foregoing instrument is acknowledged before me this 2nd day of November, 2017, by James M. Root as Manager of Fort Klamath Properties LLC.



[Signature]
Notary Public for Oregon

Commission No.: 947277

My commission expires: 2-18-20

EXHIBIT A

Legal Description of Property

A portion of Parcel 2 of land Partition 15-10 in the Southwest quarter of Section 18, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Beginning at a 5/8" iron rod on the West line of said Parcel; thence North 01°55'05" West 59.09 feet to a point on the thread of Agency Creek; thence along the thread of said creek the following courses and distances: North 72°11'55" East 13.88 feet; thence North 83°39'13" East 48.69 feet; thence North 89°07'09" East 84.43 feet; thence North 75°08'21" East 119.81 feet; thence North 89°51'55" East 49.37 feet; thence South 79°53'38" East 76.67 feet; thence North 87°50'40" East 93.68 feet to the Northeast corner of said Parcel 2; thence along the East line of said Parcel South 11°41'19" East 62.58 feet to a 5/8" iron rod; thence leaving said East line, South 86°32'57" West 491.88 feet to the point of beginning.

EXHIBIT B

Description of Adjusted Line

Beginning at a 5/8" iron rod with red plastic cap marked "ADKINS ENG LS 90081" located on the East line of Parcel 2 of land Partition 15-10 in the Southwest quarter of Section 18, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon; thence leaving said East line, South 86°32'57" West 491.88 feet to a 5/8" iron rod with red plastic cap marked "ADKINS ENG LS 90081" located on the West line of Parcel 2 of land Partition 15-10 in the Southwest quarter of Section 18, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, said adjusted line being the "New Property Line" depicted on that certain "Map of Survey PLA 3-17" prepared by Adkins Consulting Engineering, LLP, which survey was filed with the Office of the Klamath County Surveyor on October 25, 2017 as Survey No. 8288.