

2017-012686

Klamath County, Oregon

11/03/2017 09:11:52 AM

Fee: \$57.00

Recording Requested by and Return to:
First American Title Insurance Company
National Commercial Services
121 South 8th Street, Suite 1250
Minneapolis, MN 55402

Property taxes should be sent to:
APG Real Estate Investments, LLC
29088 Airpark Dr.
Easton, MD 21601
Attn: Robert Wallace, CFO

SPECIAL WARRANTY DEED

KLAMATH PUBLISHING LLC, a Washington limited liability company, Grantor, conveys and warrants to APG REAL ESTATE INVESTMENTS, LLC, a Delaware limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

See Exhibit A which is made a part hereof by this reference Key #R897467 and R442386.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

THAT THE Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

The true and actual consideration for this conveyance is: \$5,100,000.

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: November 1, 2017

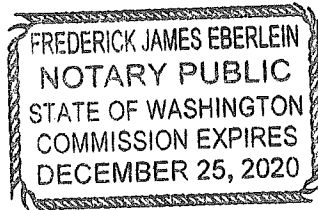
KLAMATH PUBLISHING LLC

By: 
Name: Michael Gugliotto
Its: Chairman

STATE OF WASHINGTON

COUNTY OF KING

This instrument was acknowledged before me on October 26, 2017, by Michael Gugliotto, the Chairman of KLAMATH PUBLISHING LLC, a Washington limited liability company.





Notary Public for Washington
My commission expires 12-25-20

EXHIBIT A

Real property in the County of Klamath , State of Oregon, described as follows:

THE NW1/4 NW1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

EXCEPTING THE FOLLOWING DESCRIBED PARCELS OF LAND:

BEGINNING AT THE 1/16TH SECTION CORNER IN THE CENTER OF THE NW1/4 OF SECTION 34; THENCE NORTH 89°25' WEST 561.1 FEET; THENCE NORTH 0°19' WEST 776.3 FEET; THENCE SOUTH 89°25' EAST 561.1 FEET; THENCE SOUTH 0°19' EAST 776.3 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NW1/4 NW1/4; THENCE NORTH 0°28' WEST 253 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 73°47'15" EAST ON THE LONG CHORD OF A CURVE TO THE RIGHT A DISTANCE OF 188.1 FEET; THENCE ON A 1,592.4 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 67°29'15" EAST 182.1 FEET) A DISTANCE OF 102.2 FEET; THENCE SOUTH 73°31' EAST 368.5 FEET TO THE NORTH LINE OF A COUNTY ROAD; THENCE SOUTH 89°46' EAST 70 FEET TO THE EAST LINE OF I.L.C. GOODING PROPERTY; THENCE SOUTH 0°19' EAST 30 FEET TO THE SOUTH LINE OF SAID NW1/4 NW1/4; THENCE NORTH 89°46' WEST 775.9 FEET ALONG THE SOUTH LINE OF SAID NW1/4 NW1/4 TO THE PLACE OF BEGINNING.

ALSO SAVING AND EXCEPTING THAT PORTION DEEDED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED JANUARY 29, 1965 IN BOOK 359 AT PAGE 112, DEED RECORDS OF KLAMATH COUNTY, OREGON.

AND FURTHER SAVING AND EXCEPTING THE NORTH 60 FEET OF THE NW1/4 NW1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

AND FURTHER SAVING AND EXCEPTING THAT PORTION DEEDED TO KLAMATH COUNTY BY DEED RECORDED SEPTEMBER 3, 1992 IN BOOK M92 AT PAGE 20200, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

AND FURTHER SAVING AND EXCEPTING THAT PORTION DEEDED TO KLAMATH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON BY DEED RECORDED JULY 26, 1995 IN VOLUME M95 PAGE 19438 AND RE-RECORDED SEPTEMBER 11, 1995 IN VOLUME M95 PAGE 24537, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON AND BEING DESCRIBED AS:

A PARCEL OF LAND LYING IN THE NW1/4 NW1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NW1/4 OF THE NW1/4 OF SECTION 34, SAID POINT BEING SOUTH 00°27'39" EAST A DISTANCE OF 905.67 FEET FROM THE NORTHWEST CORNER OF SECTION 34; THENCE SOUTH 83°18'21" EAST A DISTANCE OF 277.41 FEET; THENCE SOUTH 61°13'36" EAST A DISTANCE OF 200.0 FEET; THENCE SOUTH 28°46'24" WEST A DISTANCE OF 125.0 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF FOOTHILLS BOULEVARD AS SURVEYED AND MONUMENTED BY RECORDED SURVEY NO. 3173; THENCE NORTH 61°13'36" WEST ALONG SAID RIGHT OF WAY, 165.30 FEET TO THE BEGINNING OF A 205.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 143.88 FEET (THE CHORD OF SAID CURVE BEARS NORTH 81°20'00" WEST 140.95 FEET) TO A POINT ON THE NORTHEASTERLY LINE OF THAT 60 FOOT STRIP OF LAND CONVEYED TO THE STATE OF OREGON

THROUGH ITS STATE HIGHWAY COMMISSION BY THAT DEED RECORDED IN VOLUME 359 AT PAGE 112 OF THE KLAMATH COUNTY DEED RECORDS; THENCE NORTH 75°20'00" WEST A DISTANCE OF 78.39 FEET TO A POINT AT RIGHT ANGLES TO CENTERLINE STATION 3+00 OF THE ABOVE DESCRIBED STRIP OF LAND; THENCE SOUTH 14°40'00" WEST ALONG A LINE TO ITS INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF THE KLAMATH FALLS-MALIN STATE HIGHWAY AS SHOWN ON RECORDED SURVEY NO. 1431; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY TO ITS INTERSECTION WITH THE WEST LINE OF THE NW1/4 OF THE NW1/4 OF SECTION 34; THENCE NORTH 00°27'39" WEST A DISTANCE OF 170.8 FEET MORE OR LESS TO THE POINT OF BEGINNING.