

RECORDING REQUESTED BY:

300 Klamath Ave/PO Box 5017
Klamath Falls, OR 97601


MTC 183316 AM

2018-000079

Klamath County, Oregon

01/03/2018 10:58:01 AM

Fee: \$57.00

AFTER RECORDING RETURN TO:

Order No.: 472517005781-WG

DR Park Properties LLC, a California limited liability company
16939 Cantaranas #2207
Rancho Santa Fe, CA 92067

SEND TAX STATEMENTS TO:

DR Park Properties LLC
16939 Cantaranas #2207
Rancho Santa Fe, CA 92067

APN: R634558

Map: R-3809-033 DD-14400-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Klamath Falls Manor LLC, an Oregon limited liability company, Grantor, conveys and warrants to DR Park Properties LLC, a California limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION EIGHT HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$1,865,000.00). (See ORS 93.030), which is paid to or by a qualified intermediary pursuant to an IRC 1031 Tax Deferred Exchange.

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/28/2017

Klamath Falls Manor LLC

BY: [Signature]
Barry Salzma, Member

State of CA
County of LOS ANGELES

This instrument was acknowledged before me on 12/28/17 by Barry Salzman, as Member for Klamath Falls Manor LLC.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 04/23/19

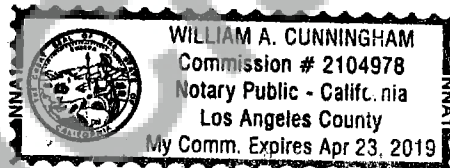


EXHIBIT "A"
Legal Description

Lots 1,2,3 and 32, Block 310, Darrow Addition to the City fo Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, and that portion of vacated alley in Block 310, Darrow Addition, lying between Lots 1,2 and 3 on one side and Lot 2 on the other side thereof.

Unofficial
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EXHIBIT "B"
Exceptions

Subject to:

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: The city of Klamath Falls, Oregon

Recorded: July 1, 1960

Volume: 322, page 348

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: City of Klamath Falls

Recorded: July 16, 2013

Volume: 2013-008148

Rights of tenants under existing leases or tenancies.

Unofficial
Copy