

2018-000408

Klamath County, Oregon

01/11/2018 11:27:01 AM

Fee: \$47.00

WARRANTY DEED - STATUTORY

Grantor: CBA, LLC

2823 Front Street
Klamath Falls, OR 97601

Grantee: 18 Rivers, LLC

1859 Riverside Drive
Klamath Falls, OR 97601

After recording, return to:

18 Rivers, LLC
1859 Riverside Drive
Klamath Falls, OR 97601

Send tax statements to:

18 Rivers, LLC
1859 Riverside Drive
Klamath Falls, OR 97601

Consideration: \$850,000.00

an Oregon Limited Liability *

CBA, LLC, hereinafter called Grantor, conveys and warrants to 18 Rivers, LLC, hereinafter called Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County Oregon:

*Company

See Exhibit 1, attached hereto and incorporated by this reference.

The property is free of encumbrances, except as set forth on Exhibit 1.

The true consideration for this conveyance is \$850,000.00.

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 SECTION 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

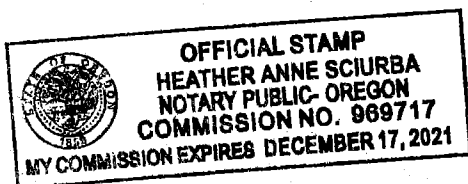
(Note: Any signature on behalf of a business or other entity is made with the authority of said entity.)

DATED this 9 Day of Jan, 2018
CBA, LLC

John N. Larsen, III, Member-Manager

STATE OF OREGON)
County of Klamath) ss

This instrument was acknowledged before me on Jan 9, 2018 by John N. Larsen, III as Member-Manager of CBA, LLC.



Notary Public for Oregon

My Commission Expires: Dec. 17, 2021

EXHIBIT 1

Legal Description:

The following described real property situate in Klamath County, Oregon:

A fraction of NE 1/4 of the SW 1/4 East of the County Road in Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 1920 feet North of the quarter section corner between Sections 5 and 8, Township 39 South, Range 9 East of the Willamette Meridian; thence West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet; thence North 208.7 feet to the place of beginning.

Lots 2 to 7, inclusive Block 2; Lots 6 to 10, inclusive, Block 3; Lots 1 to 14, inclusive, Block 4; Lots 1 to 3, inclusive, Block 5; All in Fairfield and vacated alley lying in Blocks 4 and 5 and vacated Burger Avenue and vacated DeWoody Street in the County of Klamath, State of Oregon.

EXCEPTING the North one-half of vacated DeWoody Street adjacent to Lot 5 Block 3.

Exceptions:

1. 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: California Oregon Power Company
Recorded: December 6, 1920
Volume: 54, page 432
2. Easement for existing public utilities in vacated street area and the conditions imposed thereby.
Reserved by vacation order recorded: June 4, 1964
Volume: 353, page 319