

AmeriTitle
MTC 152580AM

2018-006695

Klamath County, Oregon

06/01/2018 12:05:01 PM

Fee: \$62.00

Grantor: 5 Star OR, LLC, a California limited liability company

Grantee: CD DG Klamath Falls, LLC, a Texas limited liability company

After recording return to:

CD DG Klamath Falls South, LLC

4336 Marsh Ridge Road

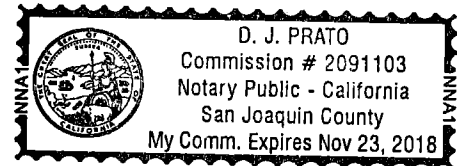
Carrollton, TX 75010

Until a change is requested all tax statements
shall be sent to the following address:

CD DG Klamath Falls South, LLC

4336 Marsh Ridge Road

Carrollton, TX 75010



STATUTORY WARRANTY DEED

5 STAR OR, LLC, a California limited liability company

as Grantor(s), hereby convey and warrant to **CD DG KLAMATH FALLS SOUTH, LLC, a Texas limited liability company,**

as Grantee(s), the following described real property located in **Klamath County** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$200,000.00.**

The above-described property is free of encumbrances except those items specifically set forth on Exhibit B attached hereto and made a part hereof.

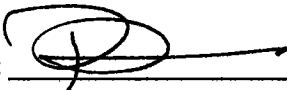
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

624411

Executed this this 21st day of May, 2018.

GRANTOR:

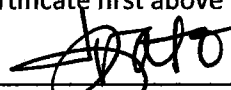
5 STAR OR, LLC,
a California limited liability company

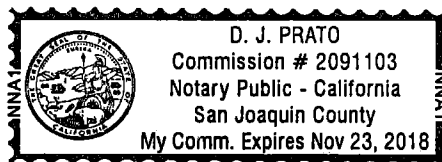
By: 
Name: Terry McDonald
Title: Managing Member

State of Oregon)
County of _____)

On this 21st day of May, 2018, before me, DJ Prato a Notary Public in
and for said state, personally appeared Terry McDonald, as the Managing Member of 5 Star OR, LLC, a
California limited liability company, known or identified to me to be the person whose name is subscribed to
the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this
certificate first above written.


Notary Public for the State of CA
Residing at: 540 N. EL DORADO ST. STOKY, CA. 95205
Commission Expires: 11/23/2018



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN JOAQUIN

On MAY 21, 2018 before me, DJ Prato, Notary Public

Date Here Insert Name and Title of the Officer

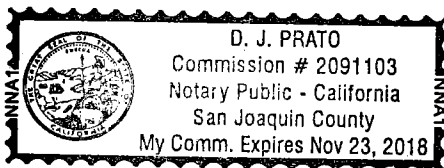
personally appeared Terry McDonald

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Document Date: 5/21/2018

Number of Pages: 9 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Terry McDonald Signer's Name: _____

☒ Corporate Officer — Title(s): 5 STAR OR LLC ☒ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: 5 STAR OR LLC Signer Is Representing: _____

EXHIBIT "A"

Parcel 1 of Land Partition 35-17, being a partition of the lands shown on Survey No. 1939 and as described in Bargain and Sale Deed M05-6717 Recorded in the Klamath County Clerk's Office situated in the Southeast Quarter of Section 7, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon and Recorded April 19, 2018, as Document No. 2018-004755, Official Records of Klamath County, Oregon.

EXHIBIT "B"

1. Taxes or assessments for 2018 and subsequent years.
2. An easement to The California Oregon Power Company, a California corporation recorded March 20, 1926 in Volume 69, Page 385.
3. Limited access provisions contained in Deed to the State of Oregon recorded February 21, 1968 as M68 Page 1861, as modified by instrument recorded December 30, 1968 as M68 Page 21192.
4. Ordinance No. 09-07, Consent to Annexation, recorded August 11, 2009 as Instrument No. 2009-010780.