



THIS SPACE RESERVED FOR

2018-009703

Klamath County, Oregon

08/15/2018 02:51:01 PM

Fee: \$92.00

After recording return to:

T & G Professional Center, LLC, an Oregon Limited
Liability Company

2586 Clover Street

Klamath Falls, OR 97601

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

T & G Professional Center, LLC, an Oregon Limited
Liability Company

2586 Clover Street

Klamath Falls, OR 97601

File No. 247559AM

STATUTORY WARRANTY DEED

Tucker Professional Building, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

T & G Professional Center, LLC, an Oregon Limited Liability Company,

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

**Lot 9 in Block 5 of TRACT NO. 1163, CAMPUS VIEW, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$800,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

2018-2019 Real Property Taxes, a lien not yet due and payable and attached Exhibit "A"

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 this 13 day of Aug, 2018

Tucker Professional Building LLC, an Oregon Limited Liability Company

By: [Signature]
Christine S. Tucker, Member

State of Oregon } ss
County of Klamath }

On this 13 day of August, 2018, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Christine S. Tucker, Member of Tucker Professional Building LLC known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: Dec 17 2021

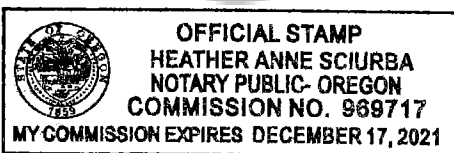


Exhibit "A"

1. City liens, if any, of the City of Klamath Falls.
(No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$20.00 per account will be added if a search is requested)
2. Restrictions as shown on the official plat of said land.
3. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: August 21, 1979
Volume: M79, page 19843

Amended by instrument,
Recorded: September 19, 1979
Volume: M79, page 22295

4. Jogging Trail as shown on the official plat of said land.
5. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: April 27, 1981
Volume: M81, page 7566
6. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.
7. Rights of tenants under existing leases or tenancies.