



THIS SPACE RESERVED FOR

<p>2018-011949 Klamath County, Oregon 10/01/2018 11:32:00 AM Fee: \$92.00</p>
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After recording return to:
Alvin K. Spears & Fay C. Spears, Trustees of the Alvin
K. Spears Family Trust u/t/d October 13, 1994

PO Box 727

Grants Pass, OR 97528

Until a change is requested all tax statements shall be
sent to the following address:
Alvin K. Spears & Fay C. Spears, Trustees of the Alvin
K. Spears Family Trust u/t/d October 13, 1994

PO Box 727

Grants Pass, OR 97528

File No. 249873AM

STATUTORY WARRANTY DEED

Southtowne Commerce Center, LLC, an Oregon Limited Liability Company,
Grantor(s), hereby convey and warrant to

Alvin K. Spears & Fay C. Spears, Trustees of the Alvin K. Spears Family Trust u/t/d October 13, 1994,
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:

The property described in Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is \$6,200,000.00. **PURSUANT TO AN IRC 1031 TAX DEFERRED
EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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.

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 26 day of September, 2018

Southtowne Commerce Center LLC

By: Neal L. Eberlein
Neal L. Eberlein, Member

By: Susan K. Eberlein
Susan K. Eberlein, Member

By: Alan W. Eberlein
Alan W. Eberlein, Member

By: Carol L. Eberlein
Carol L. Eberlein, Member

State of Oregon } ss
County of Klamath }

On this 26 day of September, 2018, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Neal L. Eberlein, Susan K. Eberlein, Alan W. Eberlein and Carol L. Eberlein known or identified to me to be the Members in the Limited Liability Company known as Southtowne Commerce Center LLC who executed the foregoing instrument, and acknowledged to me that they executed the same in said LLC name.

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

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/3/2018

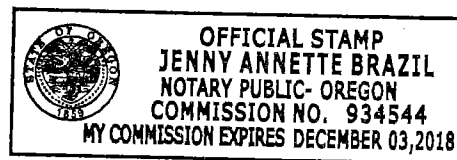


EXHIBIT "A"

Parcel 1:

Lots 33 and 34 of Altamont Ranch Tracts, according to the official plat thereof on file in office of the County Clerk of Klamath County, Oregon.

EXCEPTING therefrom any portion thereof lying within the right of way of the Great Northern Railway Company.

ALSO EXCEPTING therefrom that portion conveyed to Klamath County by Warranty Deed recorded October 6, 1961 in Volume 333, page 67, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING therefrom that portion conveyed to James H. Bennington and Phyllis M. Bennington by Deed recorded November 22, 1967 in Volume M67, page 9035, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING therefrom that portion conveyed to Klamath County by Warranty Deed recorded December 29, 1989 in Volume M89, page 25118 and re-recorded January 18, 1990 in Volume M90, page 1214, Microfilm Records of Klamath County, Oregon.

Parcel 2:

A tract of land situated in Lots 33 and 34, of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way of Anderson Avenue from which the Southeast corner of Lot 33 bears South 0°06' East 10.0 feet and South 88°46' East 306.5 feet distant; thence North 88°46' West along the said Northerly right of way of said Anderson Avenue and parallel to the South line of said Lots 33 and 34, 306.5 feet to the Easterly right of way of Washburn Way as described in Volume 333, page 67, Deed Records of Klamath County, Oregon; thence North 0°06' West along said right of way of Washburn Way 355.3 feet; thence South 88°46' East 306.5 feet; thence South 0°06' East 355.3 feet more or less, to the point of beginning.

EXCEPTING therefrom that portion conveyed to Klamath County by Warranty Deed recorded October 6, 1961 in Volume 333, page 67, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING therefrom that portion conveyed to Klamath County by Warranty Deed recorded December 29, 1989 in Volume M89, page 25118 and re-recorded January 18, 1990 in Volume M90, page 1214, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING therefrom that portion conveyed to Klamath County by Warranty Deed recorded July 8, 1996 in Volume M96, page 20151, Microfilm Records of Klamath County, Oregon.