

Amortize 2416350am - 70

**Grantor Name and Address:**

DILLIGAF INVESTMENTS, LLC  
7310 CRATER LAKE HWY  
WHITE CITY, OR 97503

**Grantee Name and Address:**

THROOP FAMILY HOLDINGS, INC.  
1202 WOODROW LANE  
MEDFORD, OR 97504

**After recording, return to:**

THROOP FAMILY HOLDINGS, INC.  
1202 WOODROW LANE  
MEDFORD, OR 97504

**Until requested otherwise, send all tax statements to:**

THROOP FAMILY HOLDINGS, INC.  
1202 WOODROW LANE  
MEDFORD, OR 97504

Jackson County Official Records **2018-030871**  
R-WD  
Stn=10 SHINGLJS **10/03/2018 01:43:05 PM**  
\$15.00 \$10.00 \$8.00 \$11.00 \$60.00 **\$104.00**

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk

**2018-012138**

**Klamath County, Oregon**

10/03/2018 02:29:01 PM

Fee: \$92.00

**WARRANTY DEED**

DILLIGAF INVESTMENTS, LLC, an Oregon limited liability company, whose address is 7310 Crater Lake Hwy., White City, OR 97503 (referred to herein as "Grantor"), hereby conveys and warrants to THROOP FAMILY HOLDINGS, INC., an Oregon corporation, whose address is 1202 Woodrow Lane, Medford, OR 97504 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: 7072 Highway 62, Eagle Point, OR 97524 (a/k/a 7130 Crater Lake Highway, White City, OR 97503) AND  
2825 Broadmore Street, Klamath Falls, OR 97603

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: \$1,800,000.00

Dated: 9-28-18

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.

GRANTOR:

Dilligaf Investments, LLC, an Oregon  
limited liability company

By: Donald J. McLaughlin  
Printed Name: Donald J. McLaughlin  
Title: Managing Member

STATE OF OR  
COUNTY OF Jackson ) ss.

This instrument was acknowledged before me on 9/28/18 by  
Donald J. McLaughlin as Managing member of Dilligaf Investments, LLC, an  
Oregon limited liability company.

[Affix Notary Seal]

[Signature]  
SIGNATURE OF NOTARY PUBLIC

My commission expires: 7/10/21



**EXHIBIT A**

Legal Description

PARCEL 1:

Lot 10, Block 4 Agate Subdivision Extension No. 1, in Jackson County, Oregon.

PARCEL 2:

Parcel 2 of Land Partition 43-97, being a portion of Lot 2 in Block 4 of Tract 1080-Washburn Park Situated in SW1/4 SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*