


MTC 172638 AM

2018-012142

Klamath County, Oregon

10/03/2018 02:35:00 PM

Fee: \$97.00

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Klamathhoof, LLC
P O Box 1800
Corvallis, OR 97339

All tax statements shall be sent to the following address:

Klamathhoof, LLC
P O Box 1800
Corvallis, OR 97339

(Space above for Recorder's Use)

Assessor's Parcel Number: R526087

**QUITCLAIM DEED
(IMPROVEMENTS)**

WITNESSETH THAT, FOR THE CONSIDERATION STATED BELOW, receipt of which is hereby acknowledged, as of the 1st day of October, 2018, HH PROPERTY NORTH, LLC (f/k/a HAGGEN PROPERTY NORTH, LLC), a Delaware limited liability company, having an address of 525 Okeechobee Boulevard, #1050, West Palm Beach, FL 33401 (the "**Grantor**"), hereby QUITCLAIMS AND RELEASES to KLAMATHHOOF, LLC, an Oregon limited liability company, having an address of P O Box 1800, Corvallis, OR 97339, all of Grantor's right, title and interest, if any, in and to all buildings and other improvements located on the following described real property in the City of Klamath Falls, County of Klamath, State of Oregon:

See Exhibit A attached hereto and made a part hereof

together with all and singular the rights, privileges and appurtenances thereto in any manner belonging to said Grantor.

The true consideration for this conveyance is \$149,000.00.

This Quitclaim Deed is made without recourse, representation or warranty by Grantor, whether express or implied, and all warranties and representations that may exist or apply under statutory or common law are hereby excluded to the maximum extent allowed by law.

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

[Signature Page to Follow]

EXECUTED as of the date first above written.

GRANTOR:

**HH PROPERTY NORTH, LLC (f/k/a
HAGGEN PROPERTY NORTH, LLC),**
a Delaware limited liability company

By: 

Name: Michael Niegsch

Title: Authorized Signatory

ACKNOWLEDGMENT

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 Los Angeles)

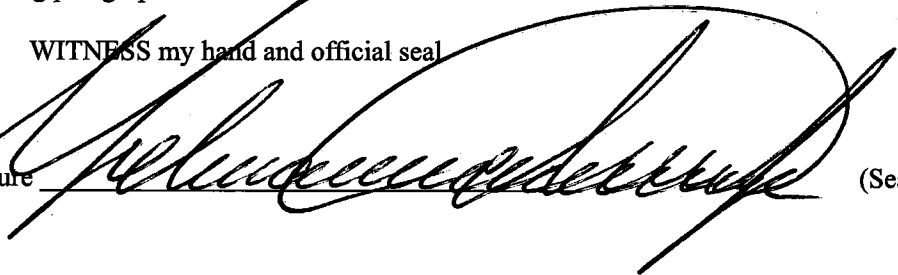
On October 2nd 2018, before me,

Yelena Osadchaya Notary Public
(insert name of notary)

Notary Public, personally appeared Michael Niegsch, 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 

(Seal)

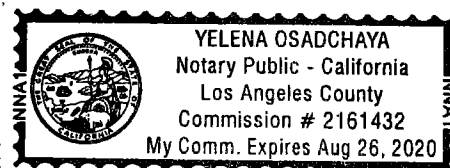


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1 OF LAND PARTITION NO. 48-05, BEING A REPLAT OF A PORTION OF LOTS 35 AND 44 OF ENTERPRISE TRACTS, LOCATED IN THE WEST 1/2 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

LESS AND EXCEPT THAT PORTION DEEDED TO THE CITY OF KLAMATH FALLS AND ITS SUCCESSORS AND ASSIGNS ON JULY 15, 2008 IN 2008-10156, RECORDS OF KLAMATH COUNTY, OREGON.

TOGETHER WITH RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT AS DISCLOSED BY DOCUMENT RECORDED DECEMBER 8, 1995 IN VOLUME M95 PAGE 33582, RECORDS OF KLAMATH COUNTY, OREGON.