

Grantor's Name and Address
FRANK D. ROLLINS, TRUSTEE
DIANE ROLLINS, TRUSTEE
ROLLINS LOVING TRUST DATED JULY 18, 1990
PO BOX 1347
KLAMATH FALLS, OREGON 97601

Grantee's Name and Address
ROLLINS BUSINESS RENTALS, LLC
PO BOX 1347
KLAMATH FALLS, OREGON 97601

After recording, return to:
THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:
FRANK D. ROLLINS
DIANE ROLLINS
PO BOX 1347
KLAMATH FALLS, OREGON 97601

2019-000149

Klamath County, Oregon



00234119201900001490020024

01/07/2019 09:15:23 AM

Fee: \$87.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that FRANK D. ROLLINS AND DIANE ROLLINS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ROLLINS LOVING TRUST DATED JULY 18, 1990, AND ANY AMENDMENTS THERETO, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto ROLLINS BUSINESS RENTALS, LLC hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 12th day of December, 2018; if the grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

Frank D. Rollins Trust
FRANK D. ROLLINS, TRUSTEE

Diane Rollins Trust
DIANE ROLLINS, TRUSTEE

State of Oregon)
: ss.

County of Klamath)

Before me this 12th day of December, 2018, personally appeared FRANK D. ROLLINS and DIANE ROLLINS, TRUSTEES UNDER THE ROLLINS LOVING TRUST DATED JULY 18, 1990 and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Public of Oregon

My Commission expires: May 20, 2022

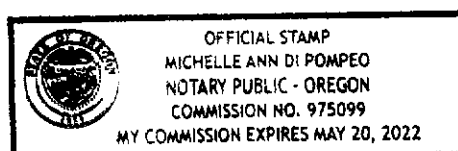


EXHIBIT "A"

22260 SHASTA WAY- TAX LOT 200

BEGINNING AT A POINT 40 FEET SOUTH OF AND 250 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF MARTIN STREET AND THE NORTH LINE OF SHASTA WAY IN THE CITY OF KLAMATH FALLS, OREGON; THENCE EAST ALONG A LINE PARALLEL TO SHASTA WAY AND 40 FEET SOUTH OF THE NORTH LINE THEREOF A DISTANCE OF 90 FEET; THENCE SOUTHWESTERLY TO A POINT 20 FEET EAST OF THE SOUTHEAST CORNER OF THAT TRACT OF LAND DEEDED TO CLARENCE A. POOLE AND WIFE IN A DEED RECORDED IN BOOK 126, PAGE 294, OF KLAMATH COUNTY DEED RECORDS; THENCE WEST 20 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING. BEING A PART OF TRACT 75 ENTERPRISE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX LOTS 300 & 400

A PORTION OF TRACT 75 OF ENTERPRISE TRACTS, IN THE COUNTY OF KLAMATH, STATE OF OREGON,
BEGINNING AT A POINT WHICH 40 FEET SOUTHERLY ALONG THE EASTERLY LINE OF MARTIN STREET, IF EXTENDED, FROM THE NORTHEAST CORNER OF MARTIN STREET AND SHASTA WAY; THENCE EASTERLY AND PARALLEL WITH SHASTA WAY 150 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHERLY AND PARALLEL WITH MARTIN STREET, IF EXTENDED, ONE HUNDRED (100) FEET; THENCE EASTERLY AND PARALLEL WITH SHASTA WAY 100 FEET; THENCE NORTHERLY AND PARALLEL WITH MARTIN STREET, IF EXTENDED, 100 FEET; THENCE WESTERLY AND PARALLEL WITH SHASTA WAY 100 FEET TO THE POINT OF BEGINNING.