



After recording return to:
DKM2, LLC
PO BOX 1583
Corvallis, OR. 97624

Until a change is requested all tax
statements shall be sent to the
following address:
DKM2, LLC
PO BOX 1583
Corvallis, OR. 97624

File No.: NCS-925918-OR1 (RR)

2019-000478

Klamath County, Oregon

01/16/2019 02:29:01 PM

Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jefferson Square of Klamath LLC, an Oregon limited liability company, Grantor, conveys and warrants to DKM2, LLC, an Oregon limited liability company as to an undivided 8% interest; L-39, LLC, an Oregon limited liability company as to an undivided 12% interest; K Falls Center, LLC, an Oregon limited liability company as to an undivided 40% interest and Red Knight LLC, an Oregon limited liability company as to an undivided 40% interest, all as tenants in common, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Exhibit "A" attached hereto and made a part hereof.

Subject to those items set forth on Exhibit "B" attached hereto and made a part hereof.

The true consideration for this conveyance is **\$4,090,000.00**. (Here comply with requirements of ORS 93.030)

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 11th day of January, 2019.

Jefferson Square of Klamath LLC, an Oregon
limited liability company

By: Walter Seput

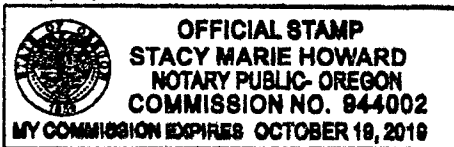
Name: Walter Seput
Title: Manager

STATE OF Oregon)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 11th day of January, 2019 by Walter Seput as Manager of Jefferson Square of Klamath LLC, on behalf of the limited liability company.



Stacy Marie Howard
Notary Public for Oregon

My commission expires: 10-19-19

APN: R526087

Statutory Warranty Deed
- continued

File No.: NCS-925918-OR1 (RR)

EXHIBIT "A"

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1 OF LAND PARTITION NO. 48-05, A REPLAT OF A PORTION OF LOTS 35 AND 44 OF ENTERPRISE TRACTS LOCATED IN THE WEST 1/2 OF THE NORTHWEST 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.

(EASEMENT PARCEL)

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.

ALSO TOGETHER WITH NONEXCLUSIVE EASEMENTS FOR COMMON PARKING AND REASONABLE PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS AS PRESENTLY OR HEREAFTER CONSTRUCTED AND CONSTITUTING A PART OF THE COMMON AREA, AND FOR MAINTENANCE AS GRANTED IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 21, 2005 AS DOCUMENT M05 71541, RECORDS OF KLAMATH COUNTY, OREGON.

EXHIBIT "B"

1. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath County Drainage Service District. (NOTE: Assessment included in taxes)
2. City liens, if any, of the City of Klamath Falls.
3. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company
Recorded: February 4, 1947
Volume: 202, Page 29, Deed Records
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company, a California corporation
Recorded: June 30, 1955
Volume: 275, Page 401, Deed Records
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The State of Oregon by and through its Department of Transportation, Highway Division
Recorded: August 25, 1976
Volume: M76, Page 13262
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: C.P. National Corporation
Recorded: August 22, 1979
Volume: M79, Page 19978
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: State of Oregon, by and through its Department of Transportation, Highway Division
Recorded: February 22, 1980
Volume: M80, Page 3562
8. Consent to Annexation, including the terms and provisions thereof,
Recorded: October 28, 1979
Volume: M80, Page 20383
Between: City of Klamath Falls and Swan Lake Moulding Company

Ordinance No. 6333
Recorded: March 13, 1981
Volume: M81, Page 4586

9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The Travelers Insurance Company
Recorded: December 8, 1995
Volume: M95, Page 33582
10. Terms, conditions and provisions contained in Perpetual Permit;
Recorded: June 24, 1992
Volume: M92, Page 13865
For: Placement and maintenance of a parking lot and use of a road crossing
From: Oregon California and Eastern Railway Company, a Nevada corporation
To: Swan Lake Moulding Company
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: PacifiCorp, an Oregon corporation
Recorded: October 23, 2000
Instrument No.: M00, Page 38393
12. 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: December 21, 2005
Instrument No.: M05, Page 71541

Amended by Document recorded concurrently herewith.
13. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Klamath Falls
Recorded: July 15, 2008
Instrument No.: 2008-010156