

**2019-000480**

Klamath County, Oregon

01/16/2019 02:31:01 PM

Fee: \$97.00

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

L-39, LLC  
 c/o Dickerhoof Properties, LLC  
 PO Box 1800  
 Corvallis, OR 97339

*All tax statements shall be sent to the following address:*

Same

(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 16<sup>th</sup> day of January, 2019, KLAMATHHOOFF LLC, an Oregon limited liability company, having an address of PO Box 1800, Corvallis, Oregon 97339 (the "**Grantor**"), hereby QUITCLAIMS AND RELEASES to RED KNIGHT, LLC, an Oregon limited liability company, as to an undivided 40% interest, KFALLS CENTER LLC, an Oregon limited liability company, as to an undivided 40% interest, L-39, LLC, an Oregon limited liability company, as to an undivided 12% interest, and DKM2, LLC, an Oregon limited liability company, as to an undivided 8% interest, all as tenants in common, having an address of PO Box 1800, Corvallis, Oregon 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.

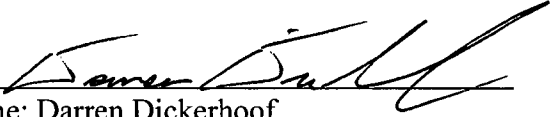
THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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:**

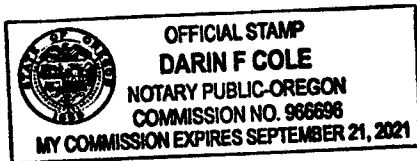
**KLAMATHHOOF LLC,**  
an Oregon limited liability company

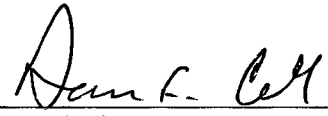
By:   
Name: Darren Dickerhoof  
Title: Manager

STATE OF OREGON            )  
  ) ss.  
County of Benton            )

I certify that Darren Dickerhoof appeared personally before me and that I know or have satisfactory evidence that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of **Klamathhoof LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 15<sup>th</sup> day of January, 2010.



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: September 21, 2021

## **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.