

2019-001457

Klamath County, Oregon



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02/15/2019 09:22:56 AM

Fee: \$137.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, OR 97601

Send tax statements to:
William E. Adams
247 Gage Road
Klamath Falls, OR 97601

WARRANTY DEED

William Ellis Adams, also known as William E. Adams, Grantor, conveys and warrants to Adams Industrial LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth on the attached Exhibit A.


There is no consideration for this conveyance. It is done for purposes of business reorganization.

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,

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OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

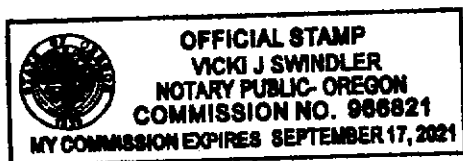
Dated this 31st day of January, 2019.



William Ellis Adams, also known as
William E. Adams

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on January 31, 2019, by William Ellis
Adams, also known as William E. Adams.





Notary Public - State of Oregon
My commission expires: 9-17-2021

EXHIBIT A

Lot 1, Block 19, Linkville (now City of Klamath Falls) in the County of Klamath, Oregon, EXCEPTING a strip of land 8 feet wide off the northerly end thereof for use for an alley through said block.

Parcel ID: R476087

Tax Lot:: R-3809-032AC-05300-000

More Commonly known as 239 Main Street, Klamath Falls, Oregon.

PARCEL 1:

A portion of the SW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 1332 feet, more or less, along the section line between Sections 19 and 20, to the Northwest corner of the SW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian; thence Easterly along the 16th line 853 feet from the corner common to Sections 19, 20, 29 and 30; thence South 80 feet; thence East 50 feet to the point of beginning; thence East 50 feet; thence North 80 feet; thence West 50 feet; thence South 80 feet to the point of beginning.

PARCEL 2:

A portion of the SW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 1332 feet, more or less, along the section line between Sections 19 and 20, to the Northwest corner of the SW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian; thence Easterly along the 16th line 853 feet from the corner common to Sections 19, 20, 29 and 30 to the true point of beginning; thence continuing East on the 16th line 50 feet; thence South 80 feet; thence West 50 feet; thence North 80 feet to the place of beginning.

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PARCEL 3:

A portion of the SW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 1332 feet, more or less, along the section line between Sections 19 and 20, to the Northwest corner of the SW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian; thence Easterly along the 16th line 753 feet from the corner common to Sections 19, 20, 29 and 30 to the true point of beginning; thence continuing East on the 16th line 100 feet; thence South 80 feet; thence West 100 feet; thence North 80 feet to the place of beginning.

Parcel ID: R440044

Tax Lot: R3809-020CC-00400

Parcel ID: R440062

Tax Lot: R3809-020CC-00500

Parcel ID: R440080

Tax Lot: R3809-020CC-00600

More commonly known as 250 Lakeport Blvd., Klamath Falls, Oregon.

A parcel of land in the NW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning 1320 feet North on the Section line between Sections 19 and 20 from the corner common to Sections 19, 20, 29 and 30 of Township 38 South, Range 9 East of the Willamette Meridian, and 117.11 feet East and at right angles from said Section line common to Sections 19 and 20 of said Township and Range. Then North and parallel to the Section line between said Sections 19 and 20, a distance of 683.9 feet to a point; thence South 62° 27' East along highway a distance of 132.09 feet to a point; thence South and parallel to said Section line a distance of 622.8 feet to a point; thence West a distance of 117.11 feet to the place of beginning.

Also beginning at a point 1320 feet North and 234.22 feet East of the corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9, East of the Willamette Meridian; thence North 682.8 feet; thence South 62° 27' East along the Southerly line of highway, 291.88 feet; thence South 553 feet; thence West 258.78 feet to the point of beginning.

Save and Except therefrom the following tract:

Beginning 2041 feet North and South 63° 45' East 264 feet from the Section corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian; thence South 63° 27' East 292 feet; thence North 67 feet, more or less to the Southerly line of the Southern Pacific right of way; thence Northwesterly along said right of way to a point North of the point of beginning; thence South to the point of beginning.

Also Saving and Excepting therefrom:

That portion deeded to the State of Oregon, by and through its State Highway Commission Recorded September 30, 1955 in Volume 278 page 34, Deed Records of Klamath County, Oregon.

Parcel ID: R439911

Tax Lot: R-3809-020CB-01200-000

More commonly known as 590 Lakeport Blvd., Klamath Falls, Oregon.

A portion of the SW 1/4 SW 1/4 Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 860 feet North and 835 feet East of the corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian, thence North 175 feet and East 150 feet to the highway; thence South 175 feet; thence West 150 feet to the point of beginning

Parcel ID: R440277

Tax Lot: R-3809-020CC-01800-000

More commonly known as 333 Gage Road, Klamath Falls, Oregon.

A tract of land situated in the NE 1/4 SE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, and more particularly described as follows:

Beginning on an iron pin on the West line of Montelius Street, said point being North 1688.0 feet and West 24.5 feet from the Southeast corner of Section 19; thence West parallel with the South line of said Section 19; 398.5 feet to an iron

pin; thence North parallel with the East line of said Section 19, 169.25 feet to an iron pin; thence East parallel with the South line of said Section 19, 398.5 feet to an iron pin on the West line of Montelius Street, thence South along the West line of Montelius Street 169.25 feet, more or less, to the point of beginning.

Parcel ID: R436184

Tax Lot: R-3809-019DA-02000-000

More commonly known as 2926 Montelius, Klamath Falls, Oregon.

PARCEL 1:

The following parcel of land being a portion of the NW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on a line 30 feet East of the Section line between Sections 19 and 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, a distance of 459 feet North of the South line of the NW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence continuing North on said line 120 feet; thence East 87.11 feet; thence South 120 feet; thence West 87.11 feet to the point of beginning.

PARCEL 2:

The Northerly or North 102 feet of the following described real property, to wit: That portion of the NW 1/4 SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the section corner common to Sections 19, 20, 29 and 30 in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 30 feet along the Section line common to Sections 29 and 30, same township and range; thence North parallel to and 30 feet distant East of the section line common to Sections 19 and 20 aforesaid, 1572 feet to the true point of beginning; Thence North on a line parallel to and 30 feet distant East of the Section line common to Sections 19 and 20 aforesaid, 219 feet; thence East 87.11 feet; thence South 219 feet; thence West 87.11 feet to the point of beginning.

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PARCEL 3:

The Southerly 50 feet of the Northerly 152 feet of the following described property, to wit:

That portion of the NW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Section corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 30 feet along the Section line common to Sections 29 and 30, same township and range; thence North parallel to and 30 feet distant East of the section line common to Sections 19 and 20 aforesaid, 1572 feet to the true point of beginning; thence North on a line parallel to and 30 feet distant East of the Section line common to Sections 19 and 20 aforesaid, 219 feet; thence East 87.11 feet; thence South 219 feet; thence West 87.11 feet to the point of beginning; the Southerly 67 feet of the above described real property having been heretofore deeded away by Lena S. Brittain, former owner thereof.

Parcel ID: R439804

Tax Lot: R3809-020CB-00600 (2933 Montelius)

Parcel ID: R439813

Tax Lot: R3809-020CB-00700 (Bare Lot)

Parcel ID: R 439831

Tax Lot: R3809-020CB-00800 (2831 Montelius)

More commonly known as 2933 Montelius, 2831 Montelius and Bare Lot, Klamath Falls, Oregon.

PARCEL 1:

That portion of the NW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the section line between Sections 19 and 20, in Township 38 South, Range 9 East of the Willamette Meridian, Thirteen hundred thirty-two (1,332) feet North and thirty (30) feet East of the corner common to Sections 19, 20, 29 and 39, of said Township and Range; thence North parallel to Section line between Sections 19 and 20; a distance of five hundred seventy-nine (579) feet; thence East 43.55 feet to the point of beginning; thence North and parallel with Section line of Sections 19 and 20 to the South line of State Highway; thence Southeasterly along highway to intersection with a line running North and South parallel to the section line between Sections 19 and 20 and a distant 117.11 feet

Easterly therefrom; thence South on said line 91.5 feet; thence West 43.55 feet to the point of beginning.

PARCEL 2:

That portion of the NW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point 30 feet East of and on a line parallel to the section line between Sections 19 and 20, Township 38 South, Range 9 East of the Willamette Meridian and 606.75 feet North of the South line of the Northwest quarter of the Southwest quarter of said Section 20; thence North 106.25 feet to the highway; thence Southeast along the highway to intersection with the line running North and South and 43.55 feet East of the West line of the property herein conveyed; thence South along said parallel line to the point due East of the point of beginning; thence West 43.55 feet to the place of beginning.

PARCEL 3:

That portion of the NW 1/4 SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Beginning at the corner common to Sections 19, 20, 29 and 30 in Township 38 South, Range 9 East of the Willamette Meridian; thence North 1,332 feet; thence East 30 feet; thence North 579.0 feet to the Southwest corner of the property herein described, being the point of beginning for this description; thence East 43.55 feet; thence North at right angles 27.75 feet; thence West at right angles 43.55 feet; thence South 27.75 feet to the point of beginning.

Parcel ID: R439760

Tax Lot: R3809-020CB-00400 (2943 Montelius)

Parcel ID: R439788

Tax Lot: R3809-020CB-00500 (2939 Montelius)

More commonly known as 2943 Montelius and 2939 Montelius and Bare Lot, Klamath Falls, Oregon.

Beginning at the Northwest Corner of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian; thence 495 feet East; thence 280 feet South; thence East 250 feet to the point of beginning; thence East 98 feet; thence North 80 feet; thence West 98 feet; thence South 80 feet to the point of beginning being a portion of the SW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel ID: R440213

Tax Lot: R-3809-020CC-01300-000

More commonly known as 301 Ashland Street, Klamath Falls, Oregon.

Beginning at a point in the NE 1/4 SE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies North along the section line a distance of 1971.03 feet and West a distance of 430.7 feet from the iron axle with pinion which marks the corner common to Sections 19, 20, 29 and 30 of Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing West a distance of 139.8 feet; thence North parallel to the Section line a distance of 338.66 feet, more or less, to the Southerly right of way line of the Pelican City Road, 30 feet Southerly at right angles from its center line; thence Southeasterly along the Southerly right of way line of the Pelican City Road to a point which lies on a line parallel to the section line and 284.38 feet North of the point of beginning; thence South parallel to the Section line a distance of 284.38 feet, to the point of beginning, said tract containing one acre, more or less, in the NE 1/4 SE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel ID: R436111

Tax Lot: R-3809-019DA-01200-000

Beginning at a point on the line between Sections 19 and 20, Township 38 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon which is 1907.5 feet, more or less, North from the corner common to Sections 19, 20, 29 and 30 of said Township and Range; thence North along said section line a distance of 83 feet to a point; thence at right angles a distance of 107.5 feet, more or less, to the Westerly line of the tract conveyed to the grantors hereby deed of record in Book 196, page 491; thence South along said Westerly line to the Southwest corner of said tract; thence East along the Southern line thereof, 107.5 feet, more or less, to the point of beginning.

Subject to covenants, conditions, reservations, easements, restrictions, right, rights of way and all matters appearing of record.

Parcel ID: R765470

Tax Lot: R-3809-019DA-01700-000

Beginning at a point which is North 1332 feet on the Section line between Sections 19 and 20 and East on the 16th Section line 493 feet from the Section corner common to Sections 19, 20, 29 and 30 of Township 38 South of Range 9 East, Willamette Meridian;

thence Easterly along the 16th Section line a distance of 75 feet to a point; thence South a distance of 100 feet; thence Easterly and thence Easterly and parallel to said 16th Section line, a distance of 50 feet; thence North a distance of 100 feet; thence easterly and along 16th Section line a distance of 367 feet to a point on the State highway; thence Southerly along the course of said Highway a distance of 300 feet to a point; thence Westerly and parallel to the Section line between Sections 20 and 29, a distance of 492 feet; thence Northerly and parallel to the Section line between Sections 19 and 20 a distance of 300 feet to the place of beginning all being in the SW 1/4 of SW 1/4 of Section 20 Township 38 South of Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM the following parcels of land:

1. The North 120 feet of the above described property.
2. Beginning at a point 1032 feet North and 493 feet East of the Section corner common to Sections 19, 20, 29 and 30, Township 38 South of Range 9 East of the Willamette Meridian; running thence East 460 feet more or less to the West line of the County road; thence North 20 feet; thence West 460 feet; thence South 20 feet to the place of beginning.
3. From the corner common to Sections 19, 20, 29 and 30 in Township 38 S., R. 9 E., W. M. running North on the Section line between Sections 19 and 20 1332 feet; thence East along the sixteenth Section line 493 feet; thence South parallel with the Section line 280 feet ;thence East at right angles 350 feet to the true point of beginning of the tract herein described; thence running East 50 feet; thence North at right angles 80 feet; thence West at right angles 50 feet; thence South 80 feet to the place of beginning.
4. ALSO, Beginning at a point 1132 feet North and 493 feet East of the corner common to Sections 19, 20, 29 and 30 Township 38 South, Range 9 E., W. M.; thence East 100 feet; thence North 80 feet; thence West 100 feet; thence South 80 feet to the point of beginning, being a part of the SW 1/4 SW 1/4 of Section 20 Township 38 South, Range 9 E., W M.
5. Beginning at the Northwest corner of the SW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian; thence 495 feet East; thence 280 feet South; thence East 250 feet to the point of beginning; thence East 100 feet; thence North 80 feet; thence West 100 feet; thence South 80 feet to the point of beginning, being a portion of the SW 1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel ID: R440197

Tax Lot: R-3809-020CC-01200-000

From the corner common to Sections 19, 20, 29 and 30 in Township 38 S., R. 9 E., W. M. running North on the Section line between Sections 19 and 20 1332 feet thence East

along the sixteenth Section line 493 feet; thence South parallel with the Section line 280 feet; thence East at right angles 350 feet to the true point of beginning of the tract herein described; thence running East 50 feet; thence North at right angles 80 feet; thence West at right angles 50 feet; thence South 80 feet to the place of beginning.

Parcel ID: R440231

Tax Lot: R-3809-020CC-01500-000

More commonly known as 315 Ashland Street, Klamath Falls, Oregon.

A tract of land situated in the NW 1/4 SW 1/4 SW 1/4 of Section 21 Township 27 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the southwest corner of Lot 1, Block 7, Chemult, thence South 19° 20' East 102.8 feet, more or less, to the southwest corner of property described in Deed Volume 180 page 347, recorded September 26, 1945, Deed Records of Klamath County, Oregon, and the true point of beginning; thence North 70° 40' East 150 feet to the Westerly right of way line of the Dalles-California Highway; thence South 19° 24' East along the said westerly right of way line 80 feet; thence South 70° 36' West 300 feet; thence South 19° 24' East 320 feet, more or less, to the northeast corner of property described in deed Volume 308 page 288, recorded December 31, 1958, Deed Records of Klamath County, Oregon; thence West 491 feet to the west line of the SW 1/4 SW 1/4 of said Section; thence north along said line to a point that is South 70° 40' West 535 feet from the point of beginning; thence North 70° 40' East 535 feet to the point of beginning.

Parcel ID: R440295

Tax Lot: R-3809-020CC-01900-000

More commonly known as 670 Lakeport Blvd., Klamath Falls, Oregon.

That portion of land beginning at a point 860 feet North and 493 feet East of corners common to Sections 19, 20, 29, and 30, North 175 feet thence East 142 feet, thence South 175 feet, thence West 142 feet to the point of beginning, situated in Section 20, Township 38 South, Range 9 East of the Willamette Meridian.

Parcel ID: R440302

Tax Lot: R-3809-020CC-02000-000

Beginning at a point in the NE 1/4 SE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies North along the section line a distance of 1907.5 feet and West a distance of 430.7 feet from the iron axle with pinion which marks the corner common to Sections 19, 20, 29 and 30 of T. 38 S., R

9 E.W.M., Klamath County, Oregon and running; thence continuing West a distance of 258.85 feet to a point which is the Southeast corner of a parcel of land conveyed to Ralph Smith, et al, by deed recorded December 24, 1947, Vol. 215, pg 171, Klamath County Deed Records; thence North and Northwesterly along the Easterly boundary of said parcel to its intersection with the Southerly boundary of the Pelican City Road, 30 feet Southerly at right angles from its center line; thence Southeasterly along the Southerly right of way line of the Pelican City Road to a point which lies on a line parallel to the section line and 347.91 feet North of the point of beginning; thence South parallel to the section line a distance of 347.91 feet to the point of beginning.

Parcel ID: R436102

Tax Lot: R-3809-019DA-01100-000

Beginning at a point 1132 feet North and 493 feet East of the corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian; thence East 100 feet; thence North 80 feet; thence West 100 feet; thence South 80 feet to the point of beginning, being a part of the SW 1/4 SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian.

TOGETHER WITH a 1950 Anderson Manufactured Home, Oregon License No. X184164, Vehicle Identification No. 1612 which is situated on the real property described above.

Parcel ID: R440188

Tax Lot: R-3809-029CC-01100-000

More commonly known as 220 Pelican Street, Klamath Falls, Oregon.