



00235764201900014630020023

02/15/2019 09:39:41 AM

Fee: \$87.00

After recording, mail to:
Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

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

WARRANTY DEED

William E. Adams & Gregory K. Adams, Grantors, conveys and warrants to Adams Rentals LLC, an Oregon limited liability company, Grantee the following described real property free of encumbrances except as specifically set forth herein:

A tract of land in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 30 feet East and 495 feet North of the Southwest Corner of said Section 20, said point being on the East side of Montelius Street as located and established; thence North along the East side of Montelius Street a distance of 130 feet to a point; thence East and parallel with the South line of Section 20 to a point on the West line of a tract of land conveyed by Theo. Sides to the State of Oregon for highway right of way, Recorded July 11, 1955 in Volume 276 Page 16, Deed Records of Klamath County, Oregon; thence Southwesterly along the West line of said right of way to a point which is on a line running Easterly and parallel with the South line of said Section 20 from the point of beginning of the description; thence West along said line to the point of beginning, excepting that portion conveyed to the State of Oregon by instrument recorded August 5, 1958 in Volume 301 Page 541, Deed Records of Klamath County, Oregon.

Parcel ID: R440446


Tax Lot: R-3809-020CC-03100-000

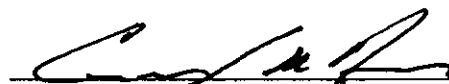
More commonly known as 2551 Montelius, Klamath Falls, Oregon.

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

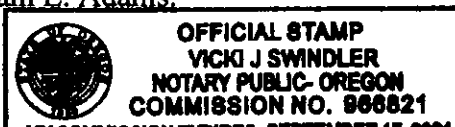
Dated this 31st day of January, 2019.


William E. Adams

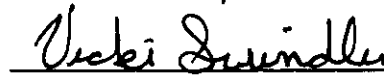

Gregory K. Adams

STATE OF OREGON, County of Klamath) ss.

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




STATE OF OREGON, County of Klamath) ss.


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

This instrument was acknowledged before me on January 31, 2019, by Gregory K. Adams.




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