



00236729201900022150040042

03/12/2019 09:21:55 AM

Fee: \$97.00

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 and William Adams, and Deborah Joan Adams, also known as Deborah J. Adams, but now known as Deborah Spiering, Grantors, convey and warrant 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,

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 13 day of February, 2019.



William Ellis Adams, also known as
William E. Adams and William Adams

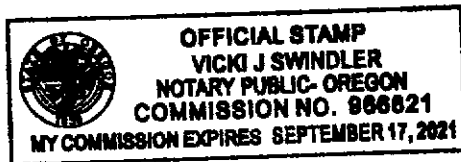
Dated this 25 day of February, 2019.



Deborah Spiering, formerly known as
Deborah Joan Adams and
Deborah J. Adams

STATE OF OREGON)
) ss.
County of Klamath)

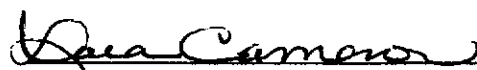
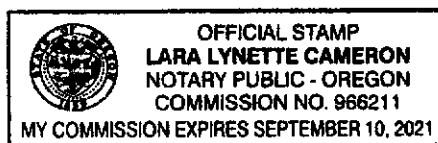
This instrument was acknowledged before me on February 13, 2019, by William Ellis Adams also known as William E. Adams and William Adams.



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

STATE OF OREGON)
) ss.
County of WASHINGTON)

This instrument was acknowledged before me on February 25th, 2019, by Deborah Spiering, formerly known as Deborah Joan Adams and Deborah J. Adams.



Notary Public - State of Oregon
My commission expires: 09/10/2021

EXHIBIT A

The following described property situated in Klamath County, Oregon

Beginning at a point in the NE 1/4 of SE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is on the North line of the E. W. Volker property as described in Klamath County Deed Record, Volume 100, page 318, and which is 1907.5 feet North and 294 feet West from corner common to Sections 19, 20, 29 and 30 of said Township and Range; thence, North parallel with the East line of said Section 19, a distance of 293.56 feet more or less, to the Southerly right of way line of the Pelican City Road; thence North 68° 19' West along said right of way line, a distance of 147.11 feet; thence South, 347.91 feet; thence, East along the North line of said Volker property, a distance of 136.7 feet to the point of beginning, being a parcel of land in the NE 1/2 SE 1/4 of Section 19, in said Township and Range.

TOGETHER WITH the following described property:

Beginning at a point on the Southerly line of a County road known as the Pelican City Road, which is north 2059.68 feet and North 63° 24' West 147.63 feet from the corner common to Sections 19, 20, 29 and 30 of Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, thence South 218.33 feet; thence West 162 feet; thence North 292.78 feet, more or less, to the Southerly line of said pelican City Road; thence Southeasterly along the Southerly line of said road a distance of 178.26 feet to the point of beginning; being a parcel of land in the NE 1/4 SE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian.

Parcel ID: R436148

Tax Lot: R-3809-019DA-01400-000

Beginning at a point 860 feet North and 635 feet East of the corner common to Sections 19, 20, 29 and 30 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian; thence North 175 feet; thence East 200 feet; thence South 175 feet; thence West 200 feet to the point of beginning.

Parcel ID: R440295

Tax Lot: R-3809-029CC-01900-000

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

Beginning at a point on the Section line between Sections 19 and 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point is 1907.5 feet more or less, North from corner common to Sections 19, 20, 29 and 30 of said Township and Range; thence along said Section line a distance of 83 feet for a point of beginning; thence North along said section line 69.8 feet to the Southerly line of Lakeport Boulevard; thence North 63 18' West along Southerly line of said Boulevard 147.62 feet; thence South to a point directly West of the point of beginning; thence East at right angles to point of beginning.

SUBJECT TO: Rights of the public in and to any portion of the herein described premiss lying within the limits of streets, roads or highways. Transmission line easement, including the terms and provisions thereof

Dated: December 1, 1951 Recorded: December 7, 1951

Volume: 251, page 425, Deed Records of Klamath County, Oregon

In Favor of: United States of America For: Electric Power transmission lines

Parcel ID: R436157

Tax Lot: R-3809-019DA-01500-000

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, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin on the West line of Montelius Street said point being North 1857.25 feet 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, 48.5 feet to an iron pin; thence East parallel with the South line of 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, 48.5 feet , more or less, to the point of beginning.

Parcel ID: R436166

Tax Lot: R-3809-019DA-01800-000