

259546AM

RECORDING REQUESTED BY:

300 Klamath Ave
Klamath Falls, OR 97601

2019-004576

Klamath County, Oregon

04/30/2019 02:33:04 PM

Fee: \$92.00

AmeriTitle

GRANTOR'S NAME:

Klamath Falls Holdings, LLC, an Oregon Limited Liability Company

GRANTEE'S NAME:

Ferguson Hotel Development, LLC, a Missouri Limited Liability Company

AFTER RECORDING RETURN TO:

Order No.: 470318059665-KA

AmeriTitle

300 Klamath Ave
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Ferguson Hotel Development, LLC, a Missouri Limited Liability Company

~~Lot 7 Timbermill Shores~~ 300 Wyandotte Suite 150
~~Klamath Falls, OR 97601~~ Kansas City, MO 64105

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Klamath Falls Holdings, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to Klamath Falls Hotel Partners LLC, a Missouri Limited Liability Company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit 'A'

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED FORTY-FOUR THOUSAND SEVEN HUNDRED EIGHTY-FOUR AND NO/100 DOLLARS (\$644,784.00). (See 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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/15/19

Klamath Falls Holdings, LLC, an Oregon Limited Liability Company

BY: [Signature]
Justin Hurley Braswell
as Manager

State of OR
County of gall

This instrument was acknowledged before me on 4/15/19 by Justin Hurley - Braswell as manager of Klamath Falls Holdings LLC
[Signature]
Notary Public - State of Oregon

My Commission Expires: 1/17/2021

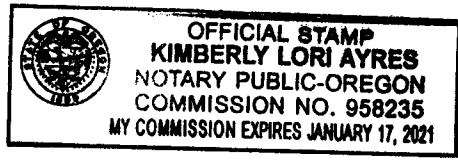


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7, Tract 1430 - TIMBERMILL SHORES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.