



THIS SPACE RESERVED FOR

**2019-004873**

**Klamath County, Oregon**

**05/03/2019 01:50:01 PM**

**Fee: \$97.00**

After recording return to:

ACTUS LLC

11424 Kestrel Road

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

ACTUS LLC

11424 Kestrel Road

Klamath Falls, OR 97601

File No. 289480AM

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### **STATUTORY WARRANTY DEED**

**William A. Dryden and Susan F. Dryden,  
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**ACTUS LLC, a Delaware Limited Liability Company,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$380,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 1 day of May, 2019.

William A. Dryden  
William A Dryden

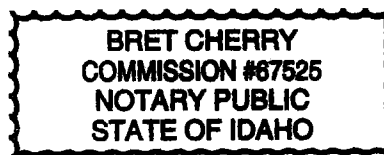
Susan F Dryden  
Susan F Dryden

State of Idaho } ss  
County of Ada }

On this 1st day of May, 2019, before me, Bret Cherry a Notary Public in and for said state, personally appeared William A. Dryden and Susan F. Dryden, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Idaho  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



COMMISSION EXPIRES 4/18/2022  
RESIDING IN: BOISE, IDAHO

EXHIBIT 'A'

File No. 289480AM

PARCEL 1

Lots 1 and 2, Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded August 8, 1958 in Deed Volume 302 at page 14, Deed Records of Klamath County, Oregon.

ALSO that portion of Lot 3 in Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of said Lot 3, a distance of 10 feet Southwesterly from the Northeast corner thereof; thence Southwesterly along said Southeasterly line 20 feet to a point; thence Northwesterly, parallel to the North line of said Lot 3 to a point on the West line thereof; thence Northeasterly along said West line 20 feet to a point on the Southerly margin of Nevada Avenue; thence Southeasterly along said Southerly margin of Nevada Avenue to the point of beginning.

PARCEL 2

Lot 3, Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded August 8, 1958 in Deed Volume 302 at page 14, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion of Lot 3, Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said Lot 3, a distance of 10 feet Southwesterly from the Northeast corner thereof; thence Southwesterly along said Southeasterly line 20 feet to a point; thence Northwesterly, parallel to the North line of said Lot 3 to a point on the West line thereof; thence Northeasterly along said West line 20 feet to a point on the Southerly margin of Nevada Avenue; thence Southeasterly along said Southerly margin of Nevada Avenue to the point of beginning.

TOGETHER WITH an easement for ingress and egress across the following parcel of land:

That portion of Lot 3 in Block 54, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. more particularly described as follows:

Beginning at a point on the Southeasterly line of said Lot 3, a distance of 10 feet Southwesterly from the Northeast corner thereof; thence Southwesterly along said Southeasterly line 20 feet to a point; thence Northwesterly, parallel to the North line of said Lot 3 to a point on the West line thereof; thence Northeasterly along said West line 20 feet to a point on the Southerly margin of Nevada Avenue; thence Southeasterly along said Southerly margin of Nevada Avenue to the point of beginning.