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06/18/2019 10:24:44 AM

Fee: \$92.00

<b>GRANTOR'S NAME AND ADDRESS:</b> Crater Lake RV Resort, LLC 10 Alamo Lane Alamo, CA 94507	
<b>GRANTEE'S NAME AND ADDRESS:</b> JaniCo, LLC 10 Alamo Lane Alamo, CA 94507	
<b>AFTER RECORDING, RETURN TO:</b> JaniCo, LLC 10 Alamo Lane Alamo, CA 94507	
<b>UNTIL REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO:</b> JaniCo, LLC 10 Alamo Lane Alamo, CA 94507	

### STATUTORY WARRANTY DEED

**CRATER LAKE RV RESORT, LLC, an Oregon Limited Liability Company,** hereinafter called Grantor, for the consideration hereinafter stated, does hereby warrant and convey to **JANICO, LLC, a California Limited Liability Company,** hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property, free of encumbrances, except as specifically set forth herein, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described in the attached Exhibit "A".

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is Ten Dollars (\$10.00). However, the actual consideration consists of or includes other valuable consideration given or promised, which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSONS 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 195.33 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13 day of May, 2019.

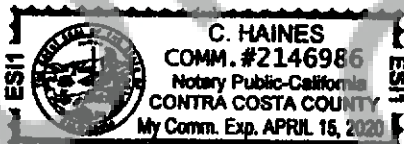
CRATER LAKE RV RESORT, LLC

By

JANICE K. HESTER, Manager

STATE OF California  
County of Contra Costa ss.

This instrument was personally acknowledged before me on this 13 day of May, 2019, by JANICE K. HESTER as her voluntary act and deed as manager of CRATER LAKE RV RESORT, LLC.



C. Haines  
Notary Public for Contra Costa  
My Commission Expires: 4-15-2020

## EXHIBIT "A"

Parcel 2 of Minor Land Partition 39-90 located in the W1/2 of the W1/2 of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon and filed in the office of the Clerk of Klamath County, Oregon on June 21, 1993.

**EXCEPTING THEREFROM** a tract of land being a portion of Parcel 2 of "Minor Land Partition 39-90", Situated in the NW1/4 SW1/4 of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Parcel 2, said point being on the Northeasterly right of way line of State Highway 62, from which the West 1/4 corner of said Section 26 bears North 51° 51' 28" West 1196.49 feet; thence North 19° 26' 26" West, along said line 207.0 feet to the center of Fort Creek; thence, along the center of Fort Creek, North 57° 47' East 37.0 feet, North 37° 05' East 19.0 feet and North 45° 40' East 33.0 feet; thence, leaving the center of Fort Creek, South 50° 33' East 225.1 feet, more or less, to a point on the South line of said Parcel 2; thence South 57° 10' 20" West 205.59 feet to the point of beginning, with bearings based on record of survey 5389 on file at the office of the Klamath County Surveyor, being property line adjustment 47-99.