



THIS SPACE RESERVED FOR

2019-008485

Klamath County, Oregon

07/26/2019 02:17:02 PM

Fee: \$87.00

After recording return to:

Victoria Roots, LLC

2468 Vale Rd.

Klamath Falls, OR 97603

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

Victoria Roots, LLC

2468 Vale Rd..

Klamath Falls, OR 97603

File No. 304172AM

### STATUTORY WARRANTY DEED

**Adventures West LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Victoria Roots, LLC., an Oregon 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:

**A certain irregular shaped tract of land located at the Southwest corner of the intersection of and fronting 201.70 feet on Shasta Way and 170.09 feet on Avalon Street, said tract situated in Tract 36 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in the NW 1/4 of the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a 5/8 inch iron pin on the Southerly right of way line of Shasta Way which is South 00° 00' 30" East a distance of 73.00 feet and North 89° 54' East a distance of 1065.00 feet from an iron pin marking the Northwest corner of said Section 3; thence South 29° 34' East a distance of 172.28 feet to a 5/8 inch iron pin; thence North 89° 54' East a distance of 40.15 feet (40.10 feet by record) to a 5/8 inch iron pin on the Northwesterly right of way line of Avalon Street; thence North 30° 38' 30" East along said right of way line a distance of 129.37 feet (129.55 feet by record) to a 5/8 inch iron pin marking the beginning of a curve to the left, the radius of which is 75.90 feet and long chord bears North 15° 16' 15" East (North 15° 16' East by record) 40.24 feet; thence along the arc of said curve 40.72 feet to a 5/8 inch iron pin marking the end of said curve, said pin being located on the Southerly right of way line of Shasta Way; thence South 89° 54' West along said Southerly right of way line of Shasta Way a distance of 201.70 feet to the point of beginning.**

**As described in that certain deed by and between R. E. Wright and Alice V. Wright, husband and wife, Edith LaFontaine, a single woman; and Bennet R. Ludden, a single man, Grantors and Humble Oil & Refining Company, Grantee, dated July 29, 1965 in Book M-65 at page 460, Microfilm Records of Klamath County, Oregon.**

The consideration paid for the transfer is \$350,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

**2019-2020 Real Property Taxes, a lien not yet due and payable**

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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 15 day of July, 2019.

READ & APPROVED BY:

Adventures West, LLC., an Oregon Limited Liability Company

By: Douglas E. Adkins, Member  
Douglas E. Adkins, Member

The Exchange Connection, as qualified intermediary for Adventures West LLC, an Oregon Limited Liability Company

~~Tracy Swenlund Authorized Signer~~

State of Oregon} ss  
County of Klamath}

On this 15 day of July, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Douglas E. Adkins known or identified to me to be the Managing Member in the Limited Liability Company known as Adventures West LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/15/22

