

**GRANTOR'S NAME/ADDRESS:**

P.J. McNeal Properties, LLC  
19870 NW Metolius Drive  
Portland, OR 97229

**GRANTEE'S NAME/ADDRESS:**

Caledonia Properties, LLC  
PO Box 744  
Clements, CA 95227

**AFTER RECORDING RETURN TO:**

Andrew C. Brandsness  
Brandsness Brandsness Rudd PC  
411 Pine St  
Klamath Falls, OR 97601

**UNTIL REQUESTED OTHERWISE,  
SEND ALL TAX STATEMENTS TO:**

Caledonia Properties, LLC  
PO Box 744  
Clements, CA 95227

**STATUTORY WARRANTY DEED**

P.J. McNeal Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Caledonia Properties, LLC, an Oregon limited liability company, Grantee, the following described real property located in Klamath County, Oregon, (the "Property"):

*See, Exhibit A*, attached hereto and incorporated herein.

Address: 6450 SW Swan Ct., Klamath Falls, Oregon

Grantor covenants and warrants that the property is free from encumbrances except: Encumbrances listed on *Exhibit B* attached hereto and incorporated herein.

The true consideration for this conveyance stated in terms of dollars is \$1,825,000.00 as paid to an accommodator pursuant to an IRC Section 1031 Exchange.

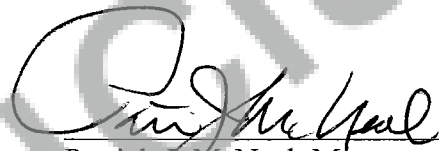
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.

Executed this 29<sup>th</sup> day of August, 2019.

GRANTOR:

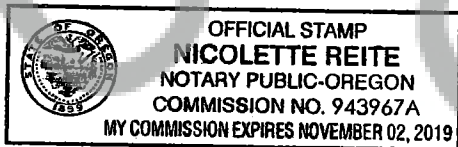
*P.J. McNeal Properties, LLC:*

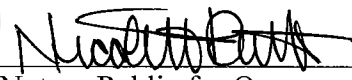
  
Patrick J. McNeal, Manager

STATE OF OREGON, County of Washington ) ss.

Personally appeared the above-named Patrick J. McNeal, in his capacity as Manager of P.J. McNeal Properties, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 29<sup>th</sup> day of August, 2019.



  
Notary Public for Oregon

**EXHIBIT A**

Legal Description

Parcels 2 and 3 of Land Partition 15-02, said Land Partition being a partition of Parcel 1 of Land Partition 32-95, situated in the SW  $\frac{1}{4}$  of Section 15 and the NW  $\frac{1}{4}$  of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Unofficial  
Copy

## **EXHIBIT B**

### Encumbrances

1. The 2019-2020 Taxes: A lien not yet due or payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Agreement for Exclusion from Klamath Irrigation District and Release of Water and Drainage Rights.  
Dated: December 5, 1997  
Recorded: January 14, 1998  
Volume: M98, page 1123
4. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath County Drainage
5. Railroad Spur Access as shown on the Partition Plat No. 32-95.
6. Municipal Water Line as shown on the Partition Plat No. 32-95.
7. An easement including the terms and provisions thereof:  
Granted To: PacifiCorp, an Oregon corporation  
Recorded: October 15, 1996  
Volume: M96, page 32716
8. Offset of existing building from the property line as shown on the Partition Plat No. 15-02.
9. Ingress and Egress as shown on the Partition Plat No. 15-02.
10. Existing encroachment of improvements of Land Partition 32-95, as delineated on the face of Land Partition 15-02.
11. An easement for the purposes stated therein as set forth in instrument:  
Granted To: PacifiCorp, an Oregon corporation, its successors and assigns  
Recorded: July 28, 2005  
Volume: M05, page 58335