



THIS SPACE RESERVED FOR F

**2019-013571**

**Klamath County, Oregon**

11/20/2019 01:01:01 PM

Fee: \$92.00

After recording return to:

John W. Doherty

12171 Kestrel Rd.

Klamath Falls, OR 97601

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

John W. Doherty

12171 Kestrel Rd.

Klamath Falls, OR 97601

File No. 329605AM

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### STATUTORY WARRANTY DEED

**SMITH SELF STORAGE, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**John W. Doherty, a married man as his sole and separate property.**

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 consideration paid for the transfer is \$1,900,000.00, 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:

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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 19 day of November, 2019.

Smith Self Storage LLC

By: Charles W. Smith

Charles W. Smith, Member

By: Tomoko K. Smith

Tomoko K. Smith, Member

State of Oregon} ss  
County of Klamath}

On this 19<sup>th</sup> day of November, 2019, before me, Stacy Howard a Notary Public in and for said state, personally appeared Charles W. Smith and Tomoko K. Smith known or identified to me to be the Managing Member in the Limited Liability Company known as Smith Self Storage, 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.

Stacy Howard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10-1-23



## EXHIBIT 'A'

File No. 329605AM

### PARCEL 1:

#### PARCEL A:

Lots 11 and 12, Block 1 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

#### PARCEL B:

The South 140 feet of Lot 13 and the South 140 feet of the W1/2 of Lot 14, in Block 1, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

#### PARCEL C:

The Northerly 60 feet of Lots 13 and 14, Block 1, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom the following described parcel:

Beginning at the Northeast corner of Lot 14, Block 1; thence South along the East line of Lot 14, a distance of 60 feet; thence West parallel to the North line of Lot 14, 30 feet to a point; thence in a Northeasterly direction, to the point of beginning.

### EXCEPTING THEREFROM

A parcel of land, situated in the NE1/4 SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lots 11 and 12, Block 1, FIRST ADDITION TO ALTAMONT ACRES, a duly recorded subdivision and being more particularly described as follows:

The North 10 feet of said Lots 11 and 12, Block 1, FIRST ADDITION TO ALTAMONT ACRES, EXCEPTING THEREFROM the North 5 feet conveyed to Klamath County, for the widening of Crosby Avenue, by Volume 362 at page 462, Deed Records of Klamath County.

### PARCEL 2:

Lot 3 in Block 8 of Tract 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.