

2019-013698**Klamath County, Oregon**

11/22/2019 11:15:01 AM

Fee: \$97.00

324927AM - Amerititle

File No. 19-353636

Grantor
Clearpath Services, LLC
Grantee
Bacchus Investors, LLC and LGH II, LLC
After recording return to
Bacchus Investors, LLC and LGH II, LLC 1800 SW 1st Avenue, Suite 650 Portland, OR 97201
Until requested, all tax statements shall be sent to
No change - that of record. 1800 SW 1st Avenue, Suite 650 Portland, OR 97201
Tax Acct No(s): R-3909-01600-01300-000, R887359

Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Clearpath Services, LLC successor by merger to Gold River Real Estate, LLC, an Oregon Limited Liability Company, Grantor, conveys and specially warrants to Bacchus Investors, LLC, an Oregon limited liability company, as to an undivided 50% interest; and LGH II, LLC an Oregon limited liability company, as to an undivided 50% interest, as tenants in common, Grantee, the real property described in the attached Exhibit A, free of encumbrances created or suffered by the Grantor except as specifically set forth on Exhibit "B" attached hereto.

The true consideration for this conveyance is \$650,000.00. (Here comply with requirements of ORS 93.030)

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 21 day of November, 2019.

Clearpath Services, LLC an Oregon Limited Liability Company

By: the Lytle Family Trust dated June 21, 2018

By: [Signature]
Name: Steven J. Lytle
Its: Trustee

By: [Signature]
Name: Trese M. Lytle
Its: Trustee

STATE OF Arizona
COUNTY OF Maricopa

This instrument was acknowledged before me this 21 day of November, 2019 by Steven J. Lytle and Trese M. Lytle as Trustees of Lytle Family Trust dated June 21, 2018 as Member of Clearpath Services, LLC, an Oregon limited liability company, on behalf of the limited liability company..

[Signature]
Notary Public for Arizona
My Commission Expires: 5-2-2023

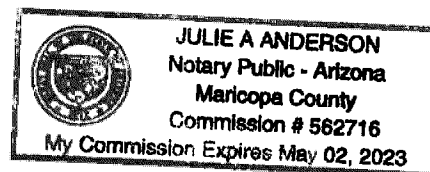


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4 of TRACT 1357, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXHIBIT "B"
To Special Warranty Deed

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.

Amended by Agreement for Exclusion from Klamath Irrigation District and Release of Water and Drainage, including the terms and provisions thereof, Recorded: January 22, 2004 Instrument No.: Volume M04, Page 3956

2. The property lies within the boundaries of Klamath Basin Improvement District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.
3. Rights of tenants under existing leases or tenancies.
4. Restrictions as shown on the official plat of said land.
5. Building Setbacks as shown on the official plat of said land.
6. Easements as shown on the official plat of said land.
7. Sanitary Sewerage Pump Station Maintenance Agreement, including the terms and provisions thereof,
Recorded: September 3, 2004
Instrument No.: Volume M04, Page 59426
8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: September 3, 2004
Instrument No.: Volume M04, Page 59428
9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: September 3, 2004
Instrument No.: Volume M04, Page 59430
10. Ordinance No. 09-05, including the terms and provisions thereof,
Recorded: August 11, 2009
Instrument No.: 2009-010784