



2019-014959

Klamath County, Oregon

12/24/2019 12:17:01 PM

Fee: \$112.00

THIS SPACE RESERVED FOR

After recording return to:

Volador Alpha, LLC, a Delaware Limited Liability  
Company

15310 China Rapids Dr

Red Bluff, CA 96080

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

Volador Alpha, LLC, a Delaware Limited Liability  
Company

15310 China Rapids Dr

Red Bluff, CA 96080

File No. 334061AM / 341790 AM

### STATUTORY WARRANTY DEED

Volador Enterprises, LLC, an Oregon Limited Liability Company as to Parcels 1 and 2; Scott Reed Shope as to  
Parcel 3; Scott Shope as to Parcel 4, Grantor(s)

hereby convey and warrant to

Volador Alpha, LLC, a Delaware 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:

See Attached Exhibit 'A'

**\*SIGNED IN COUNTERPART\***

The true and actual consideration for this conveyance is \$0 (name change).

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:

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 18<sup>th</sup> day of December, 2019

Volador Enterprises LLC an Oregon Limited Liability Company

\_\_\_\_\_  
Scott Shope, Member

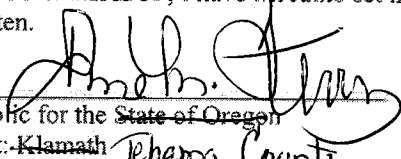
  
\_\_\_\_\_  
Tyler Rickey, Member

\_\_\_\_\_  
Scott Reed Shope aka Scott Shope

California  
State of ~~Oregon~~ } ss  
County of Tehama }

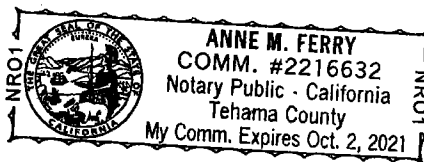
On this 18<sup>th</sup> day of December, 2019, before me, Anne M. Ferry a Notary Public in and for said state, personally appeared ~~Scott Shope individually, Scott Shope and Tyler Rickey~~ known or identified to me to be the Managing Member in the Limited Liability Company known as Volador Enterprises 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 Tehama County

Commission Expires: 10/2/21



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 18<sup>th</sup> day of December, 2019.

Scott Shope  
Volador Enterprises, LLC, an Oregon Limited Liability Company  
Scott Shope  
Scott Shope, Member

Tyler Rickey, Member

Scott Reed Shope aka Scott Shope  
Scott Reed Shope aka Scott Shope

State of Oregon} ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Scott Reed Shope individually, Scott Shope and Tyler Rickey known or identified to me to be the Managing Member in the Limited Liability Company known as Volador Enterprises 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  
Commission Expires: \_\_\_\_\_

*Handwritten:* attached form EN 12/18/19

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA }

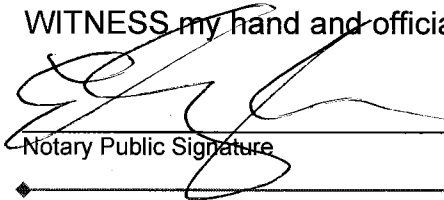
County of San Francisco }

On Dec 18, 2019 before me, EMILY DREW, NOTARY PUBLIC \_\_\_\_\_  
(Here insert name and title of the officer)

personally appeared Scott Shope & Scott Reed Shope plus Scott Shope  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) are subscribed to the within instrument and acknowledged to me that  
~~he/she/they~~ executed the same in his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

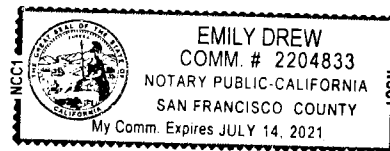
I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty  
(Title or description of attached document)

Deed  
(Title or description of attached document continued)

Number of Pages 1 Document Date 12/18/2019

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

\_\_\_\_\_  
(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of CALIFORNIA }

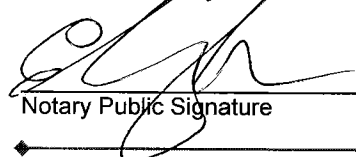
County of San Francisco }

On DEC 18, 2019 before me, EMILY DREW, NOTARY PUBLIC \_\_\_\_\_  
(Here insert name and title of the officer)

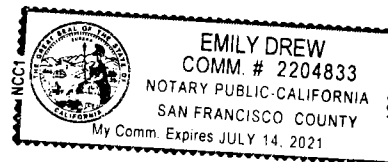
personally appeared SCOTT REED SHOPE \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that  
~~he~~ ~~she~~ ~~they~~ executed the same in ~~his~~ ~~her~~ ~~their~~ authorized capacity(ies), and that by  
~~his~~ ~~her~~ ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

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(Title or description of attached document)

deed  
(Title or description of attached document continued)

Number of Pages 1 Document Date 12/18/19

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- ☐ Individual (s)  
☐ Corporate Officer

\_\_\_\_\_  
(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

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  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

## EXHIBIT 'A'

### PARCEL 1:

That portion of Lot 5, Block 55, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northeasterly line of Eighth Street, 36 feet 8 inches Northwesterly from the intersection of the Northeasterly line of Eight Street with the Northerly line of the alley through Block 55, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Northeasterly line of Eighth Street 36 feet 8 inches; thence Northeasterly at right angles to Eighth Street 65 feet, more or less, to the line between Lots 5 and 6 in said Block 55; thence Southeasterly along the line between Lots 5 and 6 in said Block 55 a distance of 36 feet 8 inches; thence Southwesterly 65 feet, more or less to the point of beginning.

### PARCEL 2:

That portion of Lot 5, Block 55, Nichols Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Northeasterly line of Eighth Street with the Northerly line of the alley through Block 55, Nichols Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the Northerly line of said alley 65 feet, more or less, to the line between Lots 5 and 6 of said block; thence Northwesterly along said line between Lots 5 and 6, 36 feet 8 inches; thence Southwesterly and parallel with said alley 65 feet, more or less, to the Northeasterly line of Eighth Street; thence Southeasterly along the Northeasterly line of Eighth Street 36 feet 8 inches to the point of beginning.

### PARCEL 3

Lot 12, Block 302, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

### PARCEL 4

The Easterly 24 feet of Lot 36 and the Westerly 20 feet of Lot 35, together with that portion of vacated alley which inured thereto, ROSELAWN SUBDIVISION, being a portion of Block 70 BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with that portion of the vacated ally that inured thereto by ordinance #5038 recorded on December 10, 1958 in Volume 307, Page 405, Deed recorded of Klamath County, Oregon.

Page 4 Statutory Warranty Deed

Escrow No. 334061AM

Together with that portion of the vacated ally that inured thereto by ordinance #5038 recorded on December 10, 1958 in Volume 307, Page 405, Deed recorded of Klamath County, Oregon.