



2019-015007

Klamath County, Oregon

12/27/2019 09:32:02 AM

Fee: \$97.00

RECORDING REQUESTED BY:

AmeriTitle
300 Klamath Avenue
Klamath Falls, OR 97601

GRANTOR:

CD DG Crescent, LLC
a Texas limited liability company
4336 Marsh Ridge Road
Carrollton, TX 75010

GRANTEE:

NITE CRESCENT LLC, a California limited liability
company
22000 McClellan Road
Cupertino, CA 95014

SEND TAX STATEMENTS TO:

NITE CRESCENT LLC, a California limited liability
company
22000 McClellan Road
Cupertino, CA 95014

AFTER RECORDING RETURN TO:

NITE CRESCENT LLC, a California limited liability
company
22000 McClellan Road
Cupertino, CA 95014

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

CD DG CRESCENT, LLC, a Texas limited liability company, Grantor,

conveys and specially warrants to

NITE CRESCENT LLC, a California limited liability company, Grantee,

the following described real property, subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, and any liens for ad valorem real property taxes for the year 2019 and subsequent years, and to all restrictions, conditions, easements, leases, licenses and reservations, whether or not of record:

See Exhibit "A" attached hereto and made a part hereof.

977-1111

The true consideration for this conveyance is \$1,900,000.00.

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.

IT IS UNDERSTOOD AND AGREED THAT GRANTOR DISCLAIMS ALL WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY AND THE IMPROVEMENTS LOCATED THEREON, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE (OTHER THAN GRANTOR'S WARRANTY OF TITLE AS SET FORTH IN THIS SPECIAL WARRANTY DEED). WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTEE HEREBY FURTHER ACKNOWLEDGES AND AGREES THAT WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXCLUDED FROM THE TRANSACTION CONTEMPLATED HEREBY, AS ARE ANY WARRANTIES ARISING FROM A COURSE OF DEALING OR USAGE OF TRADE. GRANTEE BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED ACKNOWLEDGES AND AGREES THAT GRANTEE HAS THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY THE GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE PURCHASE OF THE PROPERTY, AND THAT GRANTEE IS PURCHASING THE PROPERTY ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS" BASIS, AND THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS COLLATERAL TO OR AFFECTING THE PROPERTY TO GRANTEE BY GRANTOR OR ANY THIRD PARTY.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURE ON FOLLOWING PAGE]

Dated: December 17, 2019

CD DG CRESCENT, LLC,
a Texas limited liability company

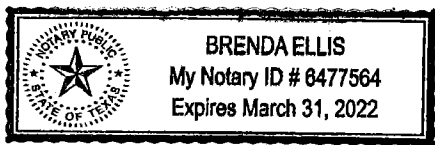
By: [Signature]
Steve Rumsey, President

STATE OF TEXAS
COUNTY OF DENTON

December The foregoing instrument was acknowledged before me this 17th day of December, 2019, by Steve Rumsey, as President of CD DG CRESCENT, LLC, a Texas limited liability company, on behalf of the company, who did not take an oath and who:

☒ is/are personally known to me.
☐ produced current _____ driver's license as identification.
☐ produced _____ as identification.

(Notary Seal Must Be Affixed)



[Signature]
Notary Public

Brenda Ellis

Name of Notary Printed

My Commission Expires 3/31/2022

Commission Number: 6477564

EXHIBIT "A"

Parcel 1 of Land Partition 41-17, a Partition of lands shown in Survey No. 2570 as described in Document No. 2017-010196 situated in the Northeast quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Being recorded on April 4, 2018 as document 2018-004085 records of the Klamath County Clerk.