

2019-015152

Klamath County, Oregon

12/31/2019 12:52:00 PM

Fee: \$97.00

After recording return to:

Perkins Coie LLP
131 S. Dearborn Street, Suite 1700
Chicago, Illinois 60603
Attn: Matthew Shebuski, Esq.

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

P.O. Box 5350
Bend, Oregon 97708

The above space reserved for recorder's use

STATUTORY WARRANTY DEED

Les Schwab Tire Centers of Oregon, Inc., an Oregon corporation ("Grantor"), conveys and warrants to LS Inv Prop, LLC, a Delaware limited liability company ("Grantee"), all of Grantor's right, title and interest in and to a 42.9% of the interest, as tenant in common, the real property located in the County of Klamath, State of Oregon and legally described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with all of Grantor's right, title and interest in and to, all and singular, the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging.

TO HAVE AND TO HOLD the said premises above bargained and described, with the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, unto Grantee and its successors and assigns forever, subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record as of August 28, 2019.

The true consideration for this conveyance is \$10.00 and other property or value given or promised.

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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

#233 Surplus

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED: December 31, 2019

[Signature Page(s) Follows]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first set forth above.

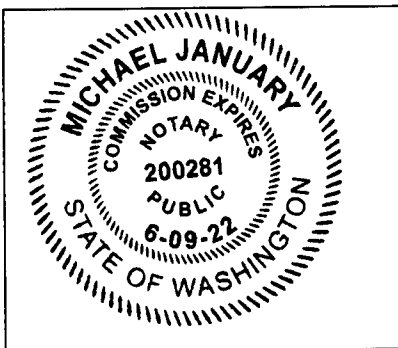
Les Schwab Tire Centers of Oregon, Inc.,
an Oregon corporation

By: [Signature]
Name: John W. Curniff
Title: Chief Executive Officer

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 10th day of December, 2019, before me personally appeared John W. Curniff, to me known to be the Chief Executive Officer of Les Schwab Tire Centers of Oregon, Inc., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



(Use this space for notarial stamp/seal)

[Signature]
(Signature of officer)
Notary Public in and for the State of
Washington, residing at Seattle
My commission expires: 06.09.22

EXHIBIT A

Legal Description

Real property in the County of Klamath, State of Oregon, described as follows:

LOT 8, BLOCK 3 OF PLAT NO. 1204, LITTLE RIVER RANCH, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK,
KLAMATH COUNTY, OREGON.