

2020-000538

Klamath County, Oregon

01/14/2020 02:10:00 PM

Fee: \$122.00

AFTER RECORDING, RETURN TO:

Confluence Klamath Falls LLC

c/o Cody Development Corp.

Attn: Tom Cody

1116 NW 17th Avenue

Portland, OR 97209

Until a change is requested, all tax statements

shall be sent to the following address:

Cody Development Corp., dba project^

Attn: Tom Cody

1116 NW 17th Avenue

Portland, OR 97209

STATUTORY SPECIAL WARRANTY DEED

City of Klamath Falls, an Oregon municipal corporation (“City”) (“Grantor”), conveys and specially warrants to Confluence Klamath Falls LLC, an Oregon limited liability company (“Grantee”), the real property described on Exhibit A, attached hereto and made a part hereof, free of all liens and encumbrances except as disclosed on Exhibit B.

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,

AmeriTitle 344298AM

SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this conveyance is One Dollar (\$1) and other value given.

DATED: January 14, 2020.

GRANTOR:

CITY OF KLAMATH FALLS,
an Oregon municipal corporation

By:

Name: Nathan Cherpeski

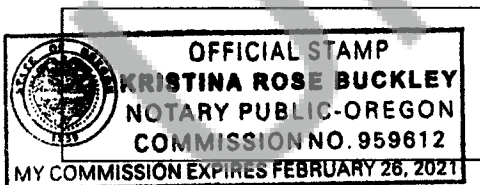
Title: City Manager

STATE OF OREGON)

) ss.

County of Klamath)

This instrument was acknowledged before me on January 9, 2020, by Nathan Cherpeski as City Manager of the City of Klamath Falls, an Oregon municipal corporation, on behalf of the municipal corporation.



Kristina Rose Buckley
Notary Public

Print Name KRISTINA ROSE BUCKLEY

My commission expires 02/26/2021

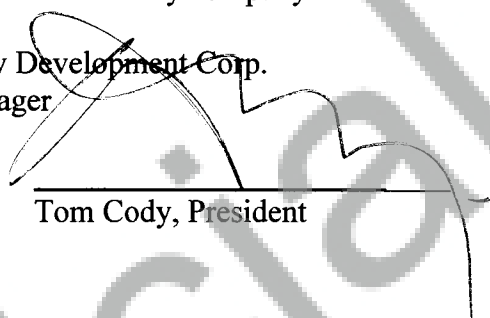
[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO DEED]

This conveyance is approved as to form and content and accepted by Confluence Klamath Falls LLC, an Oregon limited liability company.

CONFLUENCE KLAMATH FALLS LLC,
an Oregon limited liability company

By: Cody Development Corp.
Its: Manager

By: 
Tom Cody, President

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on January 13, 2020, by Tom Cody, as the President of Cody Development Corp., an Oregon corporation, on behalf of the corporation in its capacity as Manager of Confluence Klamath Falls LLC, an Oregon limited liability company.




Notary Public
Print Name Patricia Parsons
My commission expires 3/24/2020



Attachments:

Exhibit A – Legal Description
Exhibit B – Permitted Exceptions

EXHIBIT A

Legal Description

Lots 1 through 26, inclusive, Block 7, SECOND HOT SPRINGS 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 the vacated alley by Ordinance No. 4208, recorded November 30, 1940 in Volume 227, page 39, Deed Records of Klamath County, Oregon which inured thereto.

EXCEPTING THEREFROM the Easterly 10 feet of Lots 1, 2, 3 and 4 as conveyed to the City of Klamath Falls by deeds recorded November 17, 1948 in Volume 226, pages 431 and 433, respectively.

EXHIBIT B

Permitted Exceptions

1. General and special taxes and charges for the year 2020 and subsequent years, a lien not yet due and payable.
2. Memorandum of Agreement for the Disposition and Development of Real Property recorded December 18, 2019 as Document No. 2019-014706, in the Official Records of Klamath County, Oregon.
3. Geo Well Easement Agreement by and between Confluence Klamath Falls LLC and City of Klamath Falls, recorded on or about the date hereof, in the Official Records of Klamath County, Oregon.