



2020-004481  
Klamath County, Oregon  
04/07/2020 02:18:44 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Preston Lane Storage, LTD, a California limited  
partnership

12171 Kestrel Rd.

Klamath Falls, OR 97601

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

Preston Lane Storage, LTD, a California limited  
partnership

12171 Kestrel Rd.

Klamath Falls, OR 97601

File No. 348472AM

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### STATUTORY WARRANTY DEED

**Victor J. Scaravilli and Eric A. Scaravilli, dba A-1 Storage & Mini Warehouse,**

Grantor(s), hereby convey and warrant to

**Preston Lane Storage, LTD, a California limited partnership,**

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:

#### PARCEL 1 TRACT A

**The North 225.44 feet of the West 210 feet of Lot 2, Block 6, Tract 1080, Washburn Park, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

#### PARCEL 1 TRACT B

**The South 204.59 feet of the West 210 feet of Lot 2, in Block 6 Washburn Park, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

#### PARCEL 2

**The North 220 feet of the West 210 feet of Lot 3, Block 6, Washburn Park, Tract 1080, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The consideration paid for the transfer is \$1,600,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON  
BEHALF OF GRANTOR/GRANTEE.

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:

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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 06 day of April, 2020.

Victor J. Scaravilli  
Victor J. Scaravilli

Eric A. Scaravilli  
Eric A. Scaravilli

State of Oregon } ss  
County of Klamath }

On this 6 day of April, 2020, before me, Stacy Howard a Notary Public in and for said state, personally appeared Victor J. Scaravilli and Eric A. Scaravilli, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Howard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10-1-23

