



2020-008013

Klamath County, Oregon

06/30/2020 03:41:51 PM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Steve Declerck Enterprises, Inc.

303 North Oregon Street

Yreka 96197

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

Steve Declerck Enterprises, Inc.

303 North Oregon Street

Yreka 96197

File No. 288747AM

STATUTORY WARRANTY DEED

Oz Investments, L.L.C.,

Grantor(s), hereby convey and warrant to

Steve Declerck Enterprises, Inc., an Oregon corporation

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'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3909-002AC-08100

3909-002AC-08000

896778

The true and actual consideration for this conveyance is \$1,000,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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 6/24 day of June, 2020

Oz Investment, LLC

By:

Mark S. Zimel, Member

State of Oregon } ss
County of Clatsop }

On this 26 day of June, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Mark S. Zimel known or identified to me to be the Member in the Limited Liability Company known as Oz Investments, L.L.C. 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.

M Cook
Notary Public for the State of Oregon
Residing at: Clatsop County
Commission Expires: 3/15/22

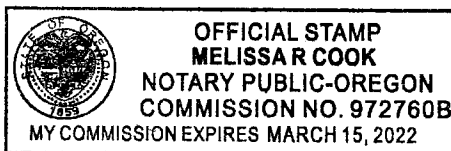


EXHIBIT "A"

288747AM

Parcel 1:

A portion of the Southwest Quarter of the Northeast Quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the North right of way line of the Dalles-California Highway, which lies North 89°21' East a distance of 1158.8 feet and North 0°46' West a distance of 30 feet from an iron plug in the pavement, which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, running thence North 89°21' East along the North right of way line of said Highway 150 feet; thence North 0°46' West 95 feet; thence South 89°21' West parallel with the North line of the Highway, 150 feet; thence South 0°46' East 95 feet, more or less, to the place of beginning.

Parcel 2:

A portion of the Southwest Quarter Northeast Quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 89 degrees 21' East a distance of 1308.8 feet and North 0 degrees 46' West a distance of 125 feet from an iron plug in the pavement which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, running thence North 0 degrees 46' West 94.4 feet, more or less, to the Southeast corner of Tract No. 86, of Pleasant Home Tracts No. 2; thence South 89 degrees 21' West along the South line of said Tract No. 86, 150 feet; thence South 0 degrees 46' East 94.4 feet; thence North 89 degrees 21' East 150 feet to the place of beginning.

EXCEPT FROM the above described parcels that portion lying within the right of way of South 6th Street.

LESS AND EXCEPT from above parcels a tract of land situated in the SW1/4 NE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marking the Southwest corner of that tract of land described in Deed Volume M70 at page 10061, Microfilm Records of Klamath County, Oregon, from which the center quarter corner of said Section 2 bears South 89°21' West 1068.8 feet and South 00°46' East 30 feet; thence North

89°21' East 90.00 feet to the Southeast corner of said tract; thence North 00°46' West 10.00 feet to a point on the new right of way line of the Dalles-California Highway by Deed Volume 359 at page 463, Deed Records of Klamath County, Oregon, and being the true point of beginning for this description; thence North 00°45'09" West 178.44 feet; thence North 89°22' 56" East 10.50 feet; thence South 00°25' 58" West 95.43 feet; thence South 67°51' 42" East 15.17 feet; thence South 11°06'03" West 78.85 feet to a point on the said new right of way line; thence South 89°42' 55" West 6.31 feet to the point of beginning. See recorded survey of property line adjustment 3-96 for basis of bearings and references.

Also excepting therefrom that portion conveyed to State of Oregon, by and through its Department of Transportation by Warranty Deed recorded December 20, 2019 in Instrument 209-014831, records of Klamath County, Oregon.