

**2020-009328**

**Klamath County, Oregon**

**07/30/2020 01:31:36 PM**

**Fee: \$97.00**

THIS SPACE RESERVED FOR



After recording return to:

Francis Realty Inc., Profit Sharing Plan

707 H Street, PO Box 1328

Eureka, CA 95501

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

Francis Realty Inc., Profit Sharing Plan

707 H Street, PO Box 1328

Eureka, CA 95501

File No. 377521AM

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### **SPECIAL WARRANTY DEED**

**SDT Properties, LLC, a Nevada limited liability company,**

Grantor(s) hereby conveys and specially warrants to

**Francis Realty Inc., Profit Sharing Plan,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**Parcel 2 of Minor Land Partition 33-92, situated in Block 1, Lot 2, Parcel 2 of Major Land Partition 23-91 in Tract 1080-Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in the SE1/4 NE1/4 of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$365,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed, those exceptions set forth in attached Exhibit "A", and those shown below, if any:

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

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 30 day of July, 2020.

SDT Properties, LLC, a Nevada Limited Liability Company

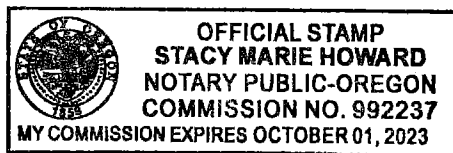
By: [Signature]  
Todd Stewart, Operating Manager

State of Oregon} ss  
County of Klamath}

On this 30<sup>th</sup> day of July, 2020, before me, Stacy Howard a Notary Public in and for said state, personally appeared Todd Stewart known or identified to me to be the Operating Manager in the Limited Liability Company known as SDT Properties, LLC, a Nevada Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10-1-23



## EXHIBIT "A" PERMITTED EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. The 2020-2021 Taxes: A lien not yet due or payable.
7. City liens, if any, of the City of Klamath Falls.  
(Current as date of policy)
8. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Drainage District
9. Restrictions and Easements as shown on the official plat Washburn Park.
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: CP National Corporation  
Recorded: March 18, 1980  
Volume: M80, page 5069
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: CP National Corporation  
Recorded: March 18, 1980  
Volume: M80, page 5070
12. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: June 25, 1991  
Volume: M91, page 12081
13. Easement or easements, including the terms and provisions thereof, as contained in instrument,  
Recorded: June 25, 1991  
Volume: M91, page 12081
14. Memorandum of Annexation Agreement, including the terms and provisions thereof,  
Recorded: November 26, 1991  
Volume: M91, page 24751

15. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: PacifiCorp  
Recorded: March 2, 1992  
Volume: M92, page 16213
16. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.  
Recorded: July 22, 1992  
Volume: M92, page 16213
17. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Recorded: July 22, 1992  
Volume: M92, page 16216
18. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Recorded: September 2, 1992  
Volume: M92, page 20104
19. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Recorded: September 2, 1992  
Volume: M92, page 20112
20. Ingress-Egress Easement as shown on the Partition Plat No. 33-92.  
  
Amended by instrument,  
Recorded: September 29, 1992  
Volume: M92, page 22650  
  
Amended by instrument,  
Recorded: March 15, 1993  
Volume: M93, page 5244  
  
Amended by instrument,  
Recorded: September 30, 1994  
Volume: M94, page 30746
21. Natural Gas Line Easement as shown on the Partition Plat No. 33-92.
22. Setback Line as shown on the Partition Plat No. 33-92.
23. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Recorded: November 14, 2005  
Volume: M05, page 68917
24. Revocable License and Encroachment Permit, including the terms and provisions thereof,  
Recorded: November 14, 2005  
Volume: M05, page 68918