



2020-009492

Klamath County, Oregon

08/03/2020 02:25:44 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

MSJN Properties, LLC

2920 Danielle Ln

Livermore, CA 94550

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

MSJN Properties, LLC

2920 Danielle Ln

Livermore, CA 94550

File No. 389904AM

STATUTORY WARRANTY DEED

**Oregon Pacific Properties, Inc.,
an Oregon corporation,**

Grantor(s), hereby convey and warrant to

MSJN Properties, A California LLC,

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:

Lot 10 and the Southeasterly 15 feet of Lot 11 in Block 17 of INDUSTRIAL 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. The whole being a rectangular piece of land 40 feet wide and 115 feet long, facing 40 feet on East Main Street.

Parcel 2:

Beginning at a point on East Main Street, which is the intersection of said East Main Street with the Northerly line of Lot 13 in Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls, running thence Southerly along the Easterly line of said East Main Street to a point which is 10 feet Southerly from the Northerly line of Lot 11, in Block 17, thence Northeasterly on a line parallel to the Northerly line of said Lot 11 to the alley in said Block 17; thence along the Westerly line of said alley to the Northerly line of said Lot 13; thence Southwesterly to the point of beginning.

The same being all of Lots 12 and 13 and the Northwesterly 10 feet of Lot 11 in said Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon.

The true and actual consideration for this conveyance is \$325,000.00.

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"

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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 31 day of July, 2020

Oregon Pacific Properties Inc

By: [Signature]

Ronald G. Matock, President

State of Oregon } ss.

County of Douglas

On this 31 day of July, 2020, before me, Rochelle Kennedy a Notary Public in and for said state, personally appeared Oregon Pacific Properties, Inc known to me to be the of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation 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: Roseburg

Commission Expires: 9/10/2021

