



THIS SPACE RESERVED FOR F

2020-011120

Klamath County, Oregon

09/02/2020 03:04:00 PM

Fee: \$87.00

After recording return to:

SOS Family, LLC. an Oregon Limited Liability
Company

1301 Esplanade Ave

Klamath Falls, OR 97601

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

SOS Family, LLC. an Oregon Limited Liability
Company

1301 Esplanade Ave

Klamath Falls, OR 97601

File No. 342254AM

STATUTORY WARRANTY DEED

Klamath Falls Center, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

SOS Family, LLC. an Oregon Limited Liability Company,

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 Land Partition 31-19, Replat of Parcel 3 of Land Partition 32-08 and Parcel 2 of Land Partition 42-01, situate in the Southeast 1/4 and the Southwest 1/4 of Section 1, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and recorded July 29, 2020 as Instrument No. 2020-009258, Klamath County Records.

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"

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 1ST day of September, 2020

Klamath Falls Center LLC

By: _____

Cris Galpin, Member

State of Oregon } ss

County of JACKSON

On this 1ST day of September, 2020, before me, Cris Galpin a Notary Public in and for said state, personally appeared Cris Galpin and Chuck Martinez known or identified to me to be the Managing Member in the Limited Liability Company known as Klamath Falls Center, LLC 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.

Karen Darby
Notary Public for the State of Oregon

Residing at: Medford, OR

Commission Expires: 8-15-2023

