

AFTER RECORDING RETURN TO:  
Pac Pal 3 LLC  
3385 Overland Avenue, 2nd Flr

Los Angeles, CA 90034

SEND TAX STATEMENTS TO:  
Pac Pal 3 LLC

3385 Overland Avenue, 2nd Flr  
Los Angeles, CA 90034

**2020-013364**

Klamath County, Oregon

10/16/2020 02:09:00 PM

Fee: \$102.00

1505 Madison Street, Klamath Falls, OR 97603

**AMERTITLE #401972AM**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Madison Village, LLC, an Oregon limited liability company, Grantor, conveys and warrants to**

**Pac Pal 3 LLC, a California limited liability company**

Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to the Encumbrances on Exhibit "B" attached hereto.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR MILLION THREE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$4,375,000.00). (See ORS 93.030).

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.

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9/17/2020

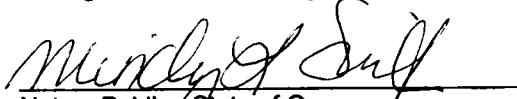
Madison Village, LLC,  
an Oregon limited liability company

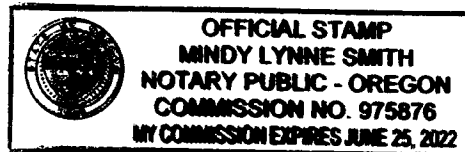
BY:   
Richard L. Goergen, Manager

State of Oregon

County of Coos

This instrument was acknowledged before me on Sept. 17, 2020 by Richard L. Goergen as the  
Manager of Madison Village, LLC.

  
Notary Public - State of Oregon  
My Commission Expires: June 25, 2022



**EXHIBIT "A"**  
Legal Description

Lots 9 thru 18, inclusive, Block 1 of SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## **EXHIBIT B**

1. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.
2. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Drainage District
3. Reservations and restrictions as contained in Deed Volume 298, page 326, Deed Records of Klamath County, Oregon.
4. 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: California Pacific Utilities Company, a corporation  
Recorded: August 8, 1973  
Volume: M73, page 10385
5. 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: California Pacific Utilities Company, a corporation  
Recorded: August 8, 1973  
Volume: M73, page 10386
6. 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: Pacific Power & Light Company  
Recorded: April 11, 1974  
Volume: M74, page 4431
7. 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: California Pacific Utilities Company  
Recorded: May 10, 1974  
Volume: M74, page 5823  
Re-recorded: May 21, 1974  
Volume: M74, page 6365
8. 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: California Pacific Utilities Company  
Recorded: September 19, 1975  
Volume: M75, page 11363
9. 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: Pacific Power & Light Company  
Recorded: January 15, 1976  
Volume: M76, page 726

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: Pacific Power & Light Company  
Recorded: November 22, 1976  
Volume: M76, page 18552
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: November 7, 1979  
Volume: M79, page 26269
12. 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, an Oregon corporation, its successors and assigns  
Recorded: January 5, 1999  
Volume: M99, page 211
13. 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, an Oregon corporation, its successors and assigns  
Recorded: October 12, 1999  
Volume: M99, page 40467
14. 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, an Oregon corporation its successors and assigns  
Recorded: February 24, 2000  
Volume: M00, page 5737
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, an Oregon corporation, its successors and assigns  
Recorded: August 17, 2001  
Volume: M01, page 41574
16. 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: Falcon Cable Systems Company II, LP  
Recorded: September 3, 2014  
Instrument No.: 2014-009128
17. Rights of tenants under existing leases or tenancies.