



2020-014084

Klamath County, Oregon

10/30/2020 01:10:00 PM

Fee: \$97.00

**Until a change is requested all tax statements
should be sent to Grantee at the following address:**

Roserock Holdings, LLC
C/o Ryan, LLC
15 West 6th Street, Ste 2400
Tulsa, OK 74119

After Recording Please Return to:

Teresa Hott
National Commercial Services Colorado
1401 17th Street, Ste 480
Denver, CO 80202

STATUTORY WARRANTY DEED

KLAMATH CASCADE GROUP, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **ROSEROCK HOLDINGS, LLC**, an Oklahoma limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A attached hereto.

This conveyance is subject to the exceptions stated on Exhibit B, which is attached hereto.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

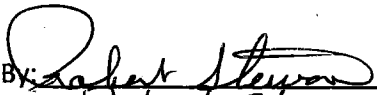
The monetary consideration for this conveyance is \$1,052,411.00, which is the whole consideration.

[SIGNATURE AND ACKNOWLEDGEMENT PAGE TO FOLLOW]

017

Dated this 27 day of October, 2020.

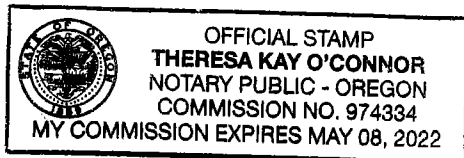
KLAMATH CASCADE GROUP LLC,
An Oregon Limited Liability Company

By: 
Name: Robert Stewart
Title: mgr.

STATE OF OREGON

COUNTY OF Klamath

This instrument was acknowledged before me on 27th, 2020, by Robert Stewart
as Manager of KLAMATH CASCADE GROUP LLC, an Oregon limited liability
company..



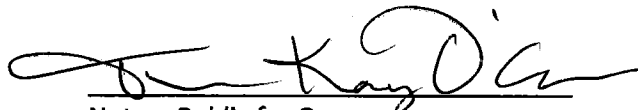

Notary Public for Oregon
My Commission Expires: May 8, 2022

Exhibit A

Legal Description

PARCEL A:

Parcels 1, 2 and 3 of Final Partition 18-95, located in the Southeast Quarter of the Southeast Quarter of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM Parcel 3 that portion conveyed to the State of Oregon by and through its Department of Transportation by Warranty Deed recorded March 21, 2002, Volume M02, page 47042.

PARCEL B:

Parcel 2 of Land Partition 34-97 Lot 18, Block 1 of "Tract 1174 College Industrial Park", situated in the SW1/4 of the SW1/4 Section 17, Township 38 South, Range 9 East, Willamette Meridian, Klamath Falls, Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded August 21, 2002, Volume M02, page 47237

Exhibit B

Permitted Exceptions

1. 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: February 2, 1962
Volume: 335, page 336
2. 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: City of Klamath Falls
Recorded: September 12, 1978
Volume: M78, page 20134
3. A permanent Slope Easement as disclosed by Warranty Deed;
Recorded: September 7, 1990
Volume: M90, page 18035
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: City of Klamath Falls
Recorded: September 14, 1990
Volume: M90, page 18511
5. Consent to Annexation, including the terms and provisions thereof,
Recorded: August 26, 1996
Volume: M96, page 26247
6. Restrictive Covenant for Conditional Use Permit, including the terms and provisions thereof,
Recorded: September 21, 2001
Volume: M01, page 48046
7. Creation of an Ingress, Egress and Utility Easement, including the terms and provisions thereof,
Recorded: August 2, 2010
Instrument No.: 2010-009094
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: State of Oregon, acting by and through the State Board of Higher Education for and on behalf of Oregon Technical Institute
Recorded: June 28, 1965
Volume: 362, page 485
9. Utility and Cable T.V. Easement as shown on the Partition Plat No. 34-97.
10. Easement for Road Slopes as shown on the Partition Plat No. 34-97.