



THIS SPACE RESERVED FOR

2020-015207

Klamath County, Oregon

11/20/2020 12:09:01 PM

Fee: \$97.00

After recording return to:

Fred A. Herrmann and Dixie L. Herrmann, Co-Trustees
of the Fred and Dixie Herrmann Living Trust, UDOT
February 16, 2017

2400 Heritage Way

Medford, OR 97504

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

Fred A. Herrmann and Dixie L. Herrmann, Co-Trustees
of the Fred and Dixie Herrmann Living Trust, UDOT
February 16, 2017

2400 Heritage Way

Medford, OR 97504

File No. 413193AM

STATUTORY WARRANTY DEED

Kemnitzer Properties, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

**Fred A. Herrmann and Dixie L. Herrmann, Co-Trustees of the Fred and Dixie Herrmann Living Trust,
UDOT February 16, 2017,**

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:

**Lots 4, 5, 6, 7, 8, 9, 10 and 11 in Block 1 BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, Klamath County, Oregon.**

The consideration paid for the transfer is \$300,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON
BEHALF OF GRANTOR/GRANTEE.

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:

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 18 day of November, 2020.

Kemnitzer Properties LLC, an Oregon Limited Liability Company

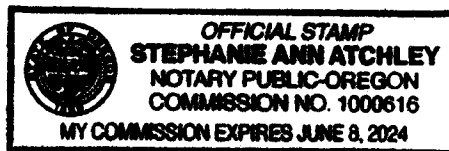
By: William F. Kemnitzer
William F. Kemnitzer, Managing Member

State of Oregon} ss
County of Clatsop }

On this 18 day of November, 2020, before me, Stephanie Atchley a Notary Public in and for said state, personally appeared William F. Kemnitzer known or identified to me to be the Managing Member in the Limited Liability Company known as Kemnitzer Properties, LLC, an Oregon Limited Liability Company 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.

Stephanie Atchley
Notary Public for the State of Oregon
Residing at: Oregon City
Commission Expires: JUNE 8, 2024



Dated this 18th day of November, 2020.

Kemnitzer Properties LLC, an Oregon Limited Liability Company

By: SKemnitzer
Stephen R. Kemnitzer, Managing Member

State of _____ } ss
County of _____ }

On this ____ day of November, 2020, before me, _____ a Notary Public in and for said state, personally appeared Stephen R. Kemnitzer known or identified to me to be the Managing Member in the Limited Liability Company known as Kemnitzer Properties, LLC, an Oregon Limited Liability Company 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

NOT CA COMPLIANT
Please See Attached

Certification
Int: SKM
Date: 11/18/2020

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

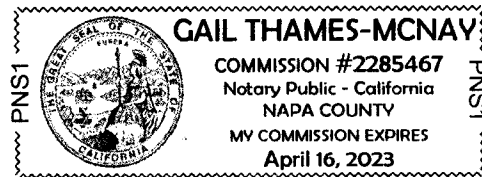
State of California }
County of NAPA

On 11/18/2020, before me, GAIL THAMES-McNAY, Notary Public
(Date) (insert name and title of the officer)

personally appeared Stephen R. Kemnitzer who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Gail Thames-McNay
Signature

(Seal)

OPTIONAL DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Statutory Warranty Deed

Document Date: _____ Number of Pages: 3

Other Information: My Commission Expires: 04/16/2023