

**2020-016346**

**Klamath County, Oregon**

12/15/2020 02:39:01 PM

Fee: \$112.00

Commitment Number: 200419059

After Recording, Return To:

**Grantee(s) Tax-Mailing Address:**  
**15310 China Rapids Dr., Red Bluff, CA 96080**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**See Exhibit-A**

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**SPECIAL/LIMITED WARRANTY DEED**

**Volador Enterprises LLC an Oregon LLC**, whose mailing address is **15310 China Rapids Dr., Red Bluff, CA 96080**, hereinafter grantor, for \$473,503.59 (Four Hundred Seventy Three Thousand Five Hundred Three Dollars and Fifty Nine Cents) in consideration paid, grants with covenants of special warranty to **Volador Bravo LLC**, hereinafter grantee, whose tax mailing address is **15310 China Rapids Dr., Red Bluff, CA 96080**, the following real property:

**See Exhibit-A**  
**Property Address is: See Exhibit-A**

Prior instrument reference: \_\_\_\_\_

Seller makes no representations or warranties, of any kind or nature whatsoever, other than

those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on November 20, 2020:

**Volador Enterprises LLC an Oregon LLC**

By: Scott Shope

Name: Scott Shope

Its: Member

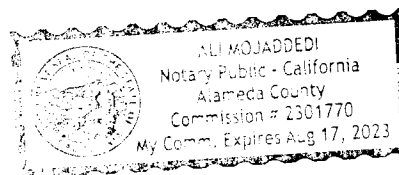
STATE OF California  
COUNTY OF San Francisco

The foregoing instrument was acknowledged before me on Nov 20, 2020 by Ali Mojaddedi, Notary Public its Scott Shope on behalf of **Volador Enterprises LLC an Oregon LLC** who is personally known to me or has produced Scott Shope as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]  
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



Executed by the undersigned on November, 19, 2020:

**Volador Enterprises LLC an Oregon LLC**

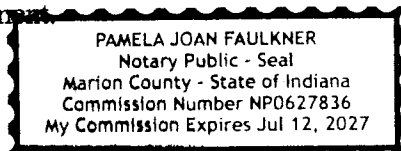
By: [Signature]

Name: Tyler Rickey

Its: [Signature]

STATE OF Indiana  
COUNTY OF Marion

The foregoing instrument was acknowledged before me on November 19, 2020 by Tyler Rickey its owner on behalf of **Volador Enterprises LLC an Oregon LLC** who is personally known to me or has produced Davers Hipse as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]  
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

Proof Form with Witness Signature Area and Related Notarial Certificate

EXECUTED AND DELIVERED in my presence:

[Signature]

[Witness Signature]

Witness: Eric R Faulkner

[Witness Printed Name]

STATE OF INDIANA )

) SS:

COUNTY OF marion )

Before me, a Notary Public in and for said County and State, personally appeared

Eric R. Faulkner

[Witness Name], being known or proved to me to be

the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered

by Tyler Riskey

[Grantor Name] in the foregoing

subscribing witness' presence.

Witness my hand and Notarial Seal this 19<sup>th</sup> day of November 2020

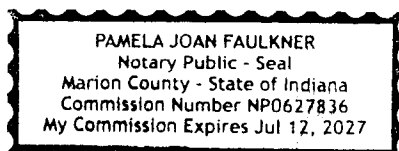
[Signature]

[Notary Public Signature]

Pamela Joan Faulkner

[Notary Public Printed Name]

[Include Notary Public commission number, seal, commission county of residence or employment and commission expiration date.]



## **EXHIBIT-A**

### **PARCELS 1 AND 2**

Lots 400 and 401 in Block 110, MILLS 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.

Property Address: 2118 Orchard Ave., Klamath Falls, OR 97601

Property Address: 2126-2128 Orchard Ave., Unit 2, Klamath Falls, OR 97601

Parcel ID: 479976

Prior Instrument Reference: 2020-007307

### **PARCEL 3**

Lot 491 in Block 109, MILLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Property Address: 2136 Garden Ave., Klamath Falls, OR 97601

Parcel ID: 479814

Prior Instrument Reference: 2020-000397

### **PARCEL 4**

Lot 11, Block 216 MILLS SECOND 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.

Property Address: 2219 Radcliffe Ave., Klamath Falls, OR 97601

Parcel ID: 632783

Prior Instrument Reference: 2019-011906

PARCEL 5

Parcel A

Beginning at the Southeast corner of Lot 16 of Block 41, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along the Northerly line of Erie Street, 80 feet thence Northwesterly and parallel to Alameda 50 feet; thence Southwesterly and parallel to Erie Street 80 feet; thence Southeasterly 50 feet to the place of beginning, being the Southwesterly 80 feet of Lot 16 in Block 41 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel B

The Southeasterly 1 foot of the Southwesterly 80 feet of Lot 15, Block 41, HOT SPRINGS 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.

Property Address: 403 N Alameda Ave. aka 403 N. Crater Lake Parkway, Klamath Falls, OR 97601

Parcel ID: 373615

Prior Instrument Reference: 2019-008746