

**2020-016457**

**Klamath County, Oregon**

12/17/2020 12:21:02 PM

Fee: \$92.00

After recording return to:  
**GRANDVUE OF KLAMATH FALLS LLC**  
1920 Arthur Street, Office Manager  
Klamath Falls, OR 97603

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

**GRANDVUE OF KLAMATH FALLS LLC**  
1920 Arthur Street, Office Manager  
Klamath Falls, OR 97603

Escrow No. 415147AM; NCT20071010

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**Map No. 3809-032AB-11000**

### **STATUTORY WARRANTY DEED**

**Tom's Multi Service Inc., a California corporation**

Grantor(s), hereby convey and warrant to

**GRANDVUE OF KLAMATH FALLS 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:

**A tract of land in the NW1/4NE1/4 of Section 32, Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point North 56°4' West 60 feet from the most Westerly corner of Block 9 of Original Town of Klamath Falls; thence North 56°15' West 400 feet to a point on the Southeasterly boundary of an alley dedicated in the plat of First Addition to the City of Klamath Falls; thence North 38°45' East along said alley 189 feet, more or less, to a point 71 feet Southwesterly of the most Northerly corner of Block 51, First Addition to the City of Klamath Falls as measured along the Southeasterly boundary of said alley; thence South 56°15' East along a line 71 feet Southwesterly when measured at right angles to the Northeasterly boundary of said Block 51 of First Addition to the City of Klamath Falls, 400 feet to a point on the Northwesterly boundary of High Street; thence South 38°56' West along High Street 189 feet, more or less, to the point of beginning.**


The true and actual consideration for this conveyance is \$10.00.

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:

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 15<sup>th</sup> day of December 2020

**Tom's Multi Service Inc.,**  
**a California corporation**

By:   
**Tom Um, President**

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~~ OREGON

County of CLATSOP

On 12.15.2020 before me, JO ANN R SIEBECKE, Notary Public, personally appeared TOM W 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.

Signature

Jo Ann R Siebecke

(Seal)

