



**2021-000472**

**Klamath County, Oregon**

**01/12/2021 08:49:02 AM**

**Fee: \$97.00**

THIS SPACE RESERVED FOR

After recording return to:

VVE Warehousing LLC

2844 Glacier Dr.

Klamath Falls, OR 97603

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

VVE Warehousing LLC

2844 Glacier Dr.

Klamath Falls, OR 97603

File No. 393514AM

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### STATUTORY WARRANTY DEED

**Parr Lumber Company, an Oregon corporation,**

Grantor(s), hereby convey and warrant to

**VVE Warehousing 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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is \$875,000.00.

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 08 day of January, 2021.

Parr Lumber Company

By: Michael Howell CEO  
Michael Howell, CEO

State of Oregon } ss  
County of Washington

On this 08 day of Jan., 2021 <sup>(41)</sup>, before me, Teri Kathleen Lenahan a Notary Public in and for said state, personally appeared Michael Howell, CEO for Parr Lumber Company, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Teri Kathleen Lenahan

Notary Public for the State of State of Oregon  
Residing at: 30822 NW Brooking Ct North Plains OR 97133  
Commission Expires: June 16, 2023



## EXHIBIT 'A'

File No. 393514AM

### PARCEL 1:

Lots 5 through 13, inclusive Block 1, Railroad 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.

### PARCEL 2:

A tract of land in the NW1/4 of the NW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 13, Block 1, Railroad addition to Klamath Falls, Oregon, and running thence Northwesterly along the Easterly line of Spring Street, 259.22 feet to the intersection of said Easterly line of Spring Street and the Southerly line of Main Street; thence Easterly along said Southerly line of Main Street, 167.47 feet to the Westerly line of right of way previously granted to the California Northeastern Railway Company; thence Southeasterly along said Westerly line of right of way, 268.7 feet to where the Northerly line of Lot 13, Block 1, of said Railroad Addition, extended, intersects said Westerly line of right of way; thence Westerly parallel with Main Street, 191.7 feet to the place of beginning.

### PARCEL 3:

That certain parcel of land situate in the N1/2 of the NE1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at the most Southwesterly corner of the 0.617 acre parcel of land described secondly in that certain deed dated January 11, 1908, from William A. Wright et. ux. and Hot Springs Investment Company to California Northeastern Railway Company, recorded March 11, 1908, in Volume 23 of Deeds, at Page 618; records of Klamath County, Oregon, being also a point in the Northerly line of the 53.751 acre parcel of land described in deed dated February 11, 1908 and recorded March 11, 1908, in Volume 23 of Deeds, at page 616, records of Klamath County, Oregon, thence South 89°21' West, along said Northerly line, 55.84 feet to a point that is 50.00 feet Southeasterly, measured at right angles from the Southeasterly line of said 0.617 acre parcel and the true point of beginning of the parcel of land to be described; thence South 89°21' West, continuing along said Northerly line 55.84 feet to the Northwesterly corner of said 53.751 acre parcel; thence South 27°05' East along the Southwesterly line of said 53.751 acre parcel, 24.86 feet; thence North 62°55' East, 50.00 feet to the true point of beginning.

### PARCEL 4:

A tract of land situate in the NW1/4 of the NW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the North line of Main Street with the centerline of Spring Street; thence North  $89^{\circ}45'00''$  East 234.51 feet to a point; thence South  $26^{\circ}39'30''$  East 333.18 feet to the true point of beginning, said point also being the Southeast corner of Parcel 2 as described in the Deed to Lumbermen's of Washington, Inc., recorded June 27, 1995, in Volume M95, page 16827, Microfilm Records of Klamath County, Oregon; thence South  $63^{\circ}20'30''$  West 100 feet to the Northeast corner of Lot 12, Block 1, as shown on the plat of Railroad 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; thence Southeasterly along the Northeasterly line of said Block 1, said Railroad Addition, a distance of 408.25 feet, more or less, to a point; thence North  $21^{\circ}29'53''$  East a distance of 75.50 feet; thence North  $09^{\circ}29'46''$  West a distance of 86.81 feet; thence North  $15^{\circ}18'12''$  West a distance of 107.34 feet; thence North  $22^{\circ}19'38''$  West a distance of 145.02 feet; thence North  $26^{\circ}39'30''$  West a distance of 24.86 feet to the true point of beginning.