

After recording, return to:
Robert A. Smejkal
PO Box 1758
Eugene, OR 97440

2021-000649
Klamath County, Oregon
01/14/2021 12:38:01 PM
Fee: \$92.00

Grantor:
Pekkola-Mombert Properties, LLC
60720 Tekampe Road
Bend, OR 97702

Grantee:
The Derol Company, LLC
2001 Avienda del Sol
Lake Havasu City, AZ 86406

LBLM Investments, LLC
60720 Tekampe Road
Bend, OR 97702

**Until a change is requested,
send tax statements to:**
LBLM Investments, LLC
60720 Tekampe Road
Bend, OR 97702

WARRANTY DEED - STATUTORY FORM

Pekkola-Mombert Properties, LLC, an Oregon limited liability company, Grantor, conveys and warrants to The Derol Company, LLC, an Oregon limited liability company, as to an undivided 50% interest, and LBLM Investments, LLC, an Oregon limited liability company, as to an undivided 50% interest, as Tenants in Common, Grantees, that certain real property located in Klamath County, Oregon, and more particularly described on Exhibit A attached hereto and by this reference incorporated herein.

This conveyance is free of encumbrances except the covenants, conditions, restrictions and easements of record.

The true consideration for this conveyance is other than money.

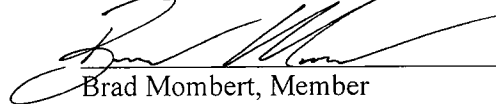
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 and 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 4th day of January, 2021.

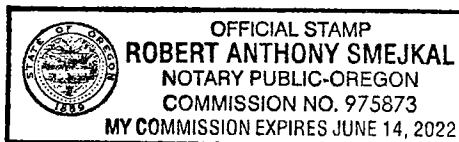
GRANTOR:

PEKKOLA-MOMBERT PROPERTIES, LLC,
an Oregon limited liability company


Brad Mombert, Member

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 4th day of January, 2021 by Brad Mombert, as a Member of Pekkola-Mombert Properties, LLC.



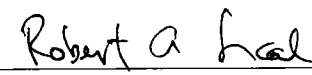

NOTARY PUBLIC FOR OREGON

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in Government Lots 6 and 7 in Section 33, Township 38 South, Range 9 E.W.M., and being a portion of that certain tract described in deed from Weyerhaeuser Company to Juckeland Motors, Inc., recorded in Volume M65, page 110, Deed records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at the 1 1/2 inch iron pipe marking the intersection of the Southwesterly line of South Sixth Street with the Westerly line of the Southern Pacific Railroad right of way, said iron pipe being the Northeasterly corner of lands conveyed by Ewauna Box Company to Weyerhaeuser Timber Co. by Deed Volume 227 page 47, records of Klamath County, Oregon, all as shown on Map of Record Survey No. 621; thence N. 55°22' W. along the Southwesterly line of South Sixth Street, a distance of 250.0 feet to a 1 1/2 inch iron pipe; thence S. 34°38' W. a distance of 329.0 feet, more or less, to the most Southerly corner of tract conveyed by Weyerhaeuser Timber Co. to State of Oregon by deed Volume 281 page 268, records of Klamath County, Oregon, said point also being the Northeasterly corner of said Juckeland Tract as described in Volume M65 page 110 and the TRUE POINT OF BEGINNING of this description; thence N. 55°46'30" W. a distance of 350.0 feet, more or less, to the most Northerly corner of said Juckeland Tract; thence S. 34°38' W., along the Northwesterly line of said Juckeland Tract a distance of 470.73 feet to a 5/8 inch iron pin, said point being N. 34°38' E. a distance of 146.33 feet, from the Northeasterly right of way of the O.C.&E. Railroad; thence S. 55°22' E. a distance of 347.42 feet, more or less, to a 5/8 inch iron pin on the Southeasterly line of said Juckeland Tract; thence N. 34°38' E., along said Southeasterly line, a distance of 469.9 feet, more or less, to the point of beginning.

EXCEPTING therefrom the Southeasterly 60 feet of even width, measured at right angles from the Southeasterly line of above described tract. The tract herein described contains 3.10 acres, more or less.

Tax Parcel Number: R661653 and R611653