



THIS SPACE RESERVED FOR

2021-001391

Klamath County, Oregon

01/29/2021 12:12:01 PM

Fee: \$87.00

After recording return to:

S.David Enterprises Klamath Falls Prop. LLC, an
Oregon limited liability company and San Mateo
Equity Corporation

963 Jefferson St.

Benicia, CA 94510

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

S.David Enterprises Klamath Falls Prop. LLC, an
Oregon limited liability company and San Mateo
Equity Corporation

963 Jefferson St.

Benicia, CA 94510

File No. 433966AM

STATUTORY WARRANTY DEED

Homedale Terrace and Land LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

S.David Enterprises Klamath Falls Prop. 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:

**Parcel 2, Land Partition 28-17 a replat of Lot 18 and Lot 27 of Tract 1407 - Homedale Terrace in SE1/4 of
Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon and
recorded April 10, 2018 as Instrument No. 2018-004327**

The consideration paid for the transfer is \$230,000.00, 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 28 day of January, 2021.

Homedale Terrace Homes and Land LLC, an Oregon Limited Liability Company

By: Brent Thomas
Brent Thomas, Member

State of Oregon } ss
County of Klamath }

On this 28th day of January, 2021, before me, Twila Jean Pellegrino

a Notary Public in and for said state, personally appeared Brent Thomas, Member, Homedale Terrace Homes and Land LLC, an Oregon Limited Liability 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

