

**2021-004975**

**Klamath County, Oregon**

**04/01/2021 12:09:01 PM**

**Fee: \$92.00**

**After recording, return to:**

Gilmore Magness Janisse  
P.O. Box 28907  
Fresno, CA 93729

**Until a change is requested,  
mail all tax statements to:**

UMPQUA FRESH PROPERTIES, LLC  
250 E. Belmont Avenue  
Fresno, CA 93701  
Attn: Scott W. Shehadey

Tax Account No. 542050

### **STATUTORY SPECIAL WARRANTY DEED**

UNITED STRAKES, INC., an Oregon corporation ("Grantor"), conveys and specially warrants to UMPQUA FRESH PROPERTIES, LLC, an Oregon limited liability company ("Grantee"), the real property situated in Klamath County, State of Oregon, described on the attached Exhibit A, free of encumbrances created or suffered by the Grantor, except for easements, covenants, conditions, restrictions, and servitudes of record created or suffered by the Grantor.

The true consideration for this conveyance is \$545,000.00.

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: March 31, 2021

UNITED STRAKES, INC., an Oregon corporation

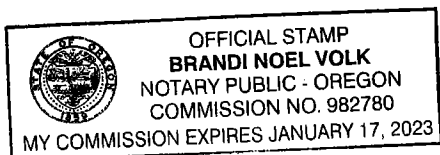
Signed: Douglas B Feldkamp

Name: Douglas B Feldkamp

Title: Member Authorized Representative

STATE OF OREGON     )  
  ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on 3-31, 2021,  
by \*. Douglas B. Feldkamp, Authorized Representative  
for United Strakes, Inc.



[Signature]  
Notary Public for Oregon  
My commission expires: 1-17-23

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

Parcel 1 of Land Partition 44-02 being a replat of Parcel 1 of Land Partition 37-99 in the NE1/4 NW1/4 Section 10, Township 39 South Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SITUS: 3100 Hilyard Avenue, Klamath Falls, OR 97603