

**2021-005041**

**Klamath County, Oregon**

**04/02/2021 12:35:00 PM**

**Fee: \$92.00**

After recording return to:

D&R Investments, LLC  
Roger A. Riel, Managing Member  
2343 Gettle St  
Klamath Falls, OR 97603

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

NVA RE, LLC  
29229 Canwood Street, Suite 100  
Agoura Hills, CA 91301

### **WARRANTY DEED**

**D&R Investments, LLC, an Oregon limited liability company, Grantor, conveys and warrants to NVA RE, LLC, a Delaware limited liability company, Grantee, the following described real property free of encumbrances, except as specifically set forth herein:**

**The South 73.87 Feet of Lots 19, 20, 21 and 22, Block 1, St. Francis Park, According to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.**

Current Property Address: 2343 Gettle St, Klamath Falls, OR 97603  
Code No. 041 Account No. 518577; Map No. 3909-002CA-02700

Grantor conveys the property to Grantee subject to the exceptions to title of record.

The true consideration for this conveyance is \$540,000

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 31 day of March, 2021

D&R Investments, LLC

By:

Roger A. Riel, Member

By:

Dean M. Wilson, Member

STATE OF OREGON           )  
  ) ss.  
COUNTY OF KLAMATH    )

On this day personally appeared before me **Roger A. Riel, as Member**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

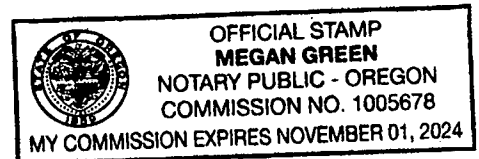
GIVEN under my hand and official seal this 31 day of March, 2021.

Megan Green  
Megan Green Print Name

NOTARY PUBLIC in and for the  
State of Oregon, residing at

5830 Climax Ave. Klamath Falls, OR 97603

Commission Expires: November 1, 2024



STATE OF OREGON            )  
  ) ss.  
COUNTY OF KLAMATH    )

On this day personally appeared before me **Dean M. Wilson, as Member**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31 day of March, 2021.

Megan Green  
Megan Green Print Name  
NOTARY PUBLIC in and for the  
State of Oregon, residing at  
5830 Climax Ave. Klamath Falls, OR 97603  
Commission Expires: November 1, 2024

