



THIS SPACE RESERVED FOR

2021-005712

Klamath County, Oregon

04/15/2021 03:20:00 PM

Fee: \$87.00

After recording return to:

4FC 635 MAIN STREET INVESTOR, LLC, an Alaska  
Limited Liability Company  
1016 W 22nd Ave.  
Anchorage, AK 99503

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

4FC 635 MAIN STREET INVESTOR, LLC, an Alaska  
Limited Liability Company  
1016 W 22nd Ave.  
Anchorage, AK 99503  
File No. 439528AM

---

### STATUTORY WARRANTY DEED

**Massini Red LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**4FC 635 MAIN STREET INVESTOR, LLC, an Alaska 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:

**The Easterly 45 feet of Lot 1, Block 15, ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at the Southeasterly corner of Lot 1, Block 15 of the City of Klamath Falls (formerly Linkville) at the corner of Main and Seventh Street; thence Northerly along the Easterly boundary of said Lot a distance of 105 feet; thence Westerly at right angles with Seventh Street a distance of 45 feet; thence Southerly parallel with Seventh Street a distance of 105 feet to the boundary line of Main Street; thence Easterly along Main Street 45 feet to the place of beginning.**

The true and actual consideration for this conveyance is \$475,000.00. **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 15 day of April, 2021.

Massini Red LLC, an Oregon Limited Liability Company

By: Gerald A. Massini  
Gerald Massini, Managing Member

State of Oregon} ss  
County of Klamath}

On this 15<sup>th</sup> day of April, 2021, before me, Stacy Howard a Notary Public in and for said state, personally appeared Gerald Massini known or identified to me to be the Managing Member in the Limited Liability Company known as Massini Red LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Howard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10-01-2023

