



THIS SPACE RESERVED FOR

2021-007359

Klamath County, Oregon

05/07/2021 02:59:01 PM

Fee: \$92.00

After recording return to:

S. David Enterprises Klamath Falls Prop. LLC, an
Oregon Limited Liability Company

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

963 Jefferson St.

Benicia, CA 94510

File No. 458987AM

STATUTORY WARRANTY DEED

Jose Arturo Murillo,

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:

See Attached Exhibit 'A'

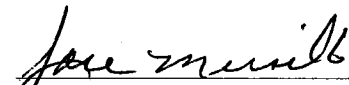
The true and actual consideration for this conveyance is \$155,000.00.

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:

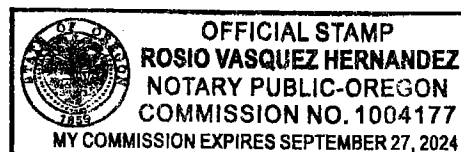
92

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 7 day of May, 2021.


Jose Arturo Murillo

State of Oregon } ss
County of Klamath }



On this 7 day of May, 2021, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Jose Arturo Murillo, 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.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: Sept 27, 2024

EXHIBIT 'A'

File No. 458987AM

Lots No. 26 and 22A of Enterprise Tracts, situated in the SE1/4 of the SW1/4 and the SW1/4 of the SE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North right of way line of Shasta Way which lies North 89° 08' East a distance of 2662.3 feet and North 0° 49' West a distance of 15 feet from the iron pin which marks the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, and running North 0° 49' West a distance of 116 feet to an iron pin; thence South 89° 08' West a distance of 60 feet to an iron pin; thence North 0° 49' West a distance of 184 feet to an iron pin; thence North 89° 08' East a distance of 180 feet to a point; thence South 0° 49' East a distance of 300 feet to a point on the North right of way line of Shasta Way; thence South 89° 08' West along the North right of way line of Shasta Way a distance of 120 feet, more or less, to the point of beginning.

Excepting therefrom the portion of real property described as follows:

Starting at the iron pin marking the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 08' East along the South line of Section 34, a distance of 2662.3 feet; thence North 0° 49' West 15.0 feet to an iron pin on the North line of Shasta Way; thence North 0° 49' West 116.0 feet to an iron pin and the True Point of Beginning of this description; thence South 89° 08' West 60.0 feet to an iron pin; thence North 0° 49' West 184.0 feet to an iron pin; thence North 89° 08' East 60.0 feet to an iron pin; thence South 0° 49' East 184.0 feet to the place of beginning.