



THIS SPACE RESERVED FOR

2021-007768

Klamath County, Oregon

05/14/2021 03:25:00 PM

Fee: \$87.00

After recording return to:

Dayton Derby & Modoc LLC, a Oregon Limited

Liability Company

3534 Skyline View Dr.

Reno, NV 89509

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

Dayton Derby & Modoc LLC, a Oregon Limited

Liability Company

3534 Skyline View Dr.

Reno, NV 89509

File No. 448768AM

STATUTORY WARRANTY DEED

Niels L. Bredahl and Arlea Rae Gibson, Trustees of the Niels Bredahl & Arlea Gibson Trust, dated January 23, 2020, as amended,

Grantor(s), hereby convey and warrant to

Dayton Derby & Modoc LLC, a 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:

A portion of Lots 3 and 4 in Block 60 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 4, Block 60, NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Northwesterly along the Northeasterly line of 11th Street, 40 feet; thence Northeasterly at right angles to 11th Street, 130 feet; thence Southeasterly and parallel with 11th Street, 40 feet; thence Southwesterly along the Northwesterly line of Lincoln Street 130 feet to the place of beginning;

TOGETHER WITH a strip or parcel of land 18 inches wide and 30 feet long, said strip being more particularly described as follows:

Beginning at a point on the line between Lots 2 and 3 in Block 60 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, 40 feet Northwesterly along said line from the Westerly line of Lincoln Street; thence continuing Northwesterly along said line between said Lots 2 and 3 a distance of 18 inches; thence Southwesterly at right angles to said lot line a distance of 30 feet; thence Southeasterly parallel to said lot line 18 inches; thence Northeasterly parallel with Lincoln Street 30 feet to the point of beginning.

The true and actual consideration for this conveyance is \$227,100.00.

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:

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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 13th day of May, 2021

Niels L. Bredahl and Arlea Rae Gibson, Trustees of the Niels Bredahl and Arlea Gibson Trust

By: Niels L. Bredahl
Niels L. Bredahl, Trustee

By: Arlea Rae Gibson
Arlea Rae Gibson, Trustee

State of Oregon } ss.
County of ~~Klamath~~ Marion
KES

On this 13 day of May, 2021, before me, Kathleen Garvie Douglas a Notary Public in and for said state, personally appeared Niels L. Bredahl and Arlea Rae Gibson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Niels Bredahl and Arlea Gibson Trust, dated January 23, 2020 as amended, and acknowledged to me that he/she/they executed the same as Trustee.

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

Kathleen Garvie Douglas
Notary Public for the State of Oregon
Residing at: 605 S Water St, Silverton OR 97381
Commission Expires: March 31, 2023

