

470320068957  
397289AM

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100  
Medford, OR 97504

**2021-010184**

**Klamath County, Oregon**

**06/30/2021 10:45:00 AM**

**Fee: \$92.00**

**GRANTOR'S NAME:**

M&M Services, LLC, An Oregon Limited Liability Company

**GRANTEE'S NAME:**

Klamath Falls Sonic, LLC

**AFTER RECORDING RETURN TO:**

Order No.: 470320068957-AC

Klamath Falls Sonic, LLC  
9608 Beachwood Dr NW  
Gig Harbor, WA 98332

**SEND TAX STATEMENTS TO:**

Klamath Falls Sonic, LLC  
9608 Beachwood Dr NW  
Gig Harbor, WA 98332

5419 6th, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**M&M Services, LLC, An Oregon Limited Liability Company**, Grantor, conveys and warrants to **Klamath Falls Sonic, LLC**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00). (See ORS 93.030), which is paid to or by a qualified intermediary pursuant to an IRC 1031 Tax Deferred Exchange.

**Subject to:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 5/25/21

M&M Services, LLC, An Oregon Limited Liability Company

BY [Signature]  
Todd J Marthohski  
Operating Manager

State of Oregon  
County of Washington

This instrument was acknowledged before me on 6/28/21 by Todd J. Marthoski, Operating Manager of M&M Services, LLC,

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 12/21/24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Southerly 125.0 feet of Tracts 1 and 2 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING and EXCEPTING that portion thereof described as follows:

Beginning on the West line of said Tract 1 at a point 10.78 feet Northerly of the Southwest corner of said tract; thence Southerly along said West line 10.78 feet to said Southwest corner; thence Easterly along the South line of said Tracts 1 and 2 a distance of 149.4 feet to the Southeast corner of said Tract 2; thence Northerly along the East line of said Tract 2 a distance of 10.69 feet; thence Westerly in a straight line to the point of beginning. ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by Statutory Warranty Deed recorded March 11, 1991 in Volume M91, page 4350, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM all that portion conveyed to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded July 2, 2013 in Volume 2013-007590, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM all that portion conveyed to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded December 3, 2019 in Volume 2019-014021, Microfilm Records of Klamath County, Oregon.