



2021-010404

Klamath County, Oregon

07/02/2021 02:07:01 PM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Klamath Falls Property Holdings, LLC

P.O. Box 67048

Portland, Oregon 97268

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

Klamath Falls Property Holdings, LLC

P.O. Box 67048

Portland, Oregon 97268

File No. 449360AM

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### STATUTORY WARRANTY DEED

**2810 Washburn Way, LLC, an Oregon limited liability company**

Grantor(s), hereby conveys and warrants to

**Klamath Falls Property Holdings, LLC, an Oregon limited liability company,**

Grantee(s), the following described real property in the County of Klamath, State of Oregon free of encumbrances except as specifically set forth herein:

**Property One:**

**Parcels 1, 2 and 3, Land Partition No. 16-17 a replat of a Portion of Lots 4 and 5, Block 6 of "Tract 1080 - Washburn Park" in the SE1/4 SE1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, City of Klamath Falls, Klamath County, Oregon. Recorded November 13, 2017 in 2017-013013, Records of Klamath County, Oregon.**

**Property Two:**

**Parcels 2 and 3 of Land Partition 42-03 replat of Land Partition 39-92 in SW1/4 Section 3, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon**

**Property Three:**

**The Southerly 220 feet of Lot 3 in Block 6 of TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$5,200,000.00.

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:

See Exhibit A, Permitted Encumbrances, attached hereto and made a part hereof.

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 29 day of June 2021.

2810 Washburn Way, LLC,  
an Oregon limited liability company

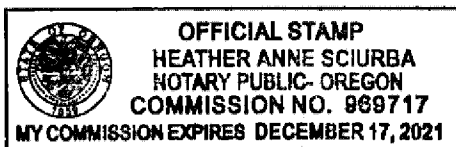
By:

William P. Underriner  
William P. Underriner, Manager

State of Oregon  
County of Klamath

On this 29 day of June 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared William P. Underriner, as Manager of 2810 Washburn Way, LLC, an Oregon limited liability company, 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.



Heather Anne Scurba

Notary Public for the State of Oregon  
Residing at: Klamath Falls, Klamath County, OR  
Commission Expires: Dec 17 2021

**EXHIBIT A**

**PERMITTED ENCUMBRANCES**

1. 2021-2022 Real Property Taxes, a lien but not yet due and payable.
2. Easements and setbacks as shown on the recorded plat.
3. An easement, terms and provisions affecting the portion of said premises and for the purposes stated therein in Instrument No. M79, Page 7887, recorded April 10, 1979.
4. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law set forth in Volume M79, Page 8302, recorded April 16, 1979.
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in Volume M79, Page 10322, recorded June 5, 1979.
6. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law set forth in Volume 79, Page 15650, recorded July 2, 1979.
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in Volume M80, Page 5069, recorded March 18, 1980.
8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in Volume M80, Page 5070, recorded March 19, 1980.
9. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law set forth in Volume M88, Page 13489, recorded August 19, 1988.
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in Volume 0M01, Page 5664, recorded February 13, 2001.
11. Map to Accompany Existing Easements Adjacent to Washburn Way, including the terms and provisions thereof in Instrument No. 2008-001581, recorded February 6, 2008.
12. Subordination and Attornment Agreement, including the terms and provisions thereof in Instrument No. 2009-008972, recorded June 30, 2009.
13. Unrecorded lease with certain terms, covenants, conditions and provisions, as set forth in Memorandum of Lease in Instrument No. 2009-008973, recorded June 30, 2009.
14. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in Instrument No. 2017-002564, recorded March 10, 2017.
15. Reservations, restrictions and easements as shown on the Partition Plat No. 16-17, recorded in Instrument No. 2017-013013, recorded November 13, 2017.\
16. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law set forth in Volume M83, Page 12561, recorded July 29, 1983.
17. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in Volume M86, Page 8903, recorded May 23, 1986.
18. Building Setbacks as shown on the Partition Plat No. 39-92.

19. Sewer-line Easement as shown on the Partition Plat No. 39-92.
20. Power Line Easement as shown on the Partition Plat No. 39-92.
21. Existing Access (Oregon State Highway Access Permit 19140) as shown on the Partition Plat No. 39-92.
22. Access and Utility Easement as shown on the Partition Plat No. 42-03.