

WARRANTY DEED

GRANTOR: Teresa Panossian 721 Arrowhead Rd. Klamath Falls, OR 97601
GRANTEE: Pine Street Real Estate, LLC 721 Arrowhead Rd. Klamath Falls, OR 97601
UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING: Pine Street Real Estate, LLC 721 Arrowhead Rd. Klamath Falls, OR 97601
AFTER RECORDING, RETURN TO: Law Offices of Martial E. Henault, P.C. 311 South Holly Street Medford, Oregon 97501

Teresa Panossian, Grantor, hereby conveys and warrants to Pine Street Real Estate, LLC, an Oregon Domestic Limited Liability Company, Grantee, all of her fee interest in the real property situated in Klamath County, Oregon, commonly known as 1000 Pine Street, Klamath Falls, Oregon 97601 and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, free of encumbrances except as specifically set forth herein, or of record.

For informational purposes only: Map No. 3809-032AA-07800, Tax Lot 7800 and Tax Lot 7900

SUBJECT TO easements, covenants, conditions and restrictions of record.

The consideration for this conveyance in terms of dollars is \$0.00, but the conveyance is based on other good and valuable consideration.

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.

Teresa Panossian

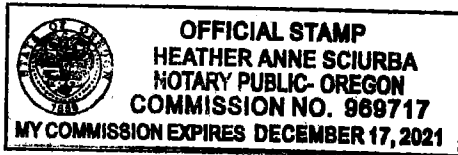
Teresa Panossian

STATE OF OREGON)

) ss.

COUNTY OF KLAMATH)

This instrument was acknowledged before me on July 23, 2021 by Teresa Panossian.



[Signature]

Notary Public - State of Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A portion of Lot 5 in Block 48, Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly line of Lot 5, said point being South 37° 18' East a distance of 26.5 feet from the Northwest corner of said Lot 5; thence South 37° 18' East a distance of 81.15 feet to a point being 12.00 feet North 37° 18' West from the Southwest corner of said Lot 5; thence North 52° 42' East, a distance of 26.50 feet; thence North 37° 18' West, a distance of 60.65 feet; thence 52° 42' West, a distance 1.00 feet; thence North 37° 18' West, a distance of 20.50 feet; thence South 52° 42' West a distance of 25.50 feet to the point of beginning.

Together with easements appurtenant thereto contained in Deed recorded in Volume M76 page 1066, Deed Records of Klamath County, Oregon.

Parcel 2:

A portion of Lots 5 and 6, Block 48, Nichols Addition to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point of the Northwesterly line of said Lot 5, said point being North 52° 42' East a distance of 25.5 feet from the Northwest corner of said Lot 5; thence North 52° 42' East along the Northwesterly line of said Lots 5 and 6 a distance of 60.33 feet to an "x" etched in the concrete sidewalk; thence South 37° 18' East parallel with the Southwesterly line of Lot 6 a distance of 49.5 feet; thence South 52° 42' West a distance of 60.33 feet; thence North 37° 18' West a distance of 49.5 feet, more or less, to the point of beginning.

A portion of Lots 5 and 6, Block 48, Nichols Addition to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly line of said Lot 5, said point being South 37° 18' East a distance of 89.5 feet from the Northwest corner of said Lot 5; thence South 37° 18' East along the Southwesterly line of said Lot 5 a distance of 18.15 feet to an iron pin on the Northwesterly line of a 14 foot alley; thence North 52° 42' East along the Northwesterly line of said alley a distance of 85.83 feet to an iron pin; thence North 37° 18' West parallel with the Southwesterly line of said Lot 6 a distance of 58.15 feet; thence South 52° 42' West a distance of 60.33 feet; thence South 37° 18' East a distance of 40.0 feet; thence South 52° 42' West a distance of 25.5 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a portion of Lot 5, Block 48 of Nichols Addition, City of Klamath Falls, more particularly described as follows:

Beginning at a point on the Southwesterly line of Lot 5, said point being South 37° 18' East a distance of 89.5 feet from the Northwest corner of said Lot 5, said point also being the most Southerly corner of property conveyed by deed recorded in Volume 331, page 268, Deed Records of Klamath County, Oregon; thence North 52° 42' East following the Southeasterly boundary of that property conveyed by aforementioned deed, 25.50 feet to a point; thence North 37° 18' West 37.5 feet to a point; thence at right angles North 52° 42' East 1.00 feet to a point; thence again at right angles South 37° 28' East 60.55 feet to a point on the Northwesterly boundary of that property conveyed to the City of Klamath Falls by Deed recorded in Volume 305, page 362, Deed Records of Klamath County, Oregon; thence along said Northwesterly line South 52° 42' West 26.50 feet to a point on the Southwesterly line of Lot 5; thence North 37° 18' West 18.15 feet to the point of beginning.