



2021-013391
Klamath County, Oregon
09/01/2021 10:19:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

RF5 Properties, LLC

123 Monterey Dr

Medford, OR 97504

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

RF5 Properties, LLC

123 Monterey Dr

Medford, OR 97504

File No. 483163AM

STATUTORY WARRANTY DEED

Ocean Cove LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

RF5 Properties, LLC,

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 Tract 70, ENTERPRISE TRACTS, described as follows:

Beginning at a point on the Southerly right-of-way line of South Sixth Street, as the same is presently located and constructed, at its intersection with a line parallel with and 390.0 feet West of the East line of said Tract 70, said point being South 0° 03' 45" West a distance of 12.08 feet from the Northeasterly corner of tract conveyed to Marshall E. Cornett and Olive B. Cornett, husband and wife, by Deed Volume 111, page 399, Deed Records of Klamath County, Oregon, thence continuing South 0° 03' 45" West along the East line of last mentioned tract, a distance of 171.92 feet, more or less, to a point which is East 17.5 feet from the Northeast corner of tract conveyed to Richfield Oil Corporation by Deed Volume 139, page 65, Deed Records of Klamath County, Oregon; thence West along the North line of last mentioned tract a distance of 144.2 feet, to the West line of Cornett Tract described in Deed Volume 111, page 399, Deed Records of Klamath County, Oregon; thence North 0° 03' 45" East along said West line to the Southerly corner of tract conveyed to Safeway Stores, Inc. by Deed Volume 248, page 374, Deed Records of Klamath County, Oregon; thence North 34° 09' 30" East along the Southeasterly line of last mentioned tract, a distance of 122.5 feet to the Southerly right-of-way line of South Sixth Street; thence South 55° 50' 30" East along said right-of-way line, a distance of 92.07 feet, more or less, to the point of beginning.

LESS AND EXCEPTING the Easterly 17.5 feet thereof, heretofore conveyed to William V. Meade by Deed dated August 8, 1970, recorded August 17, 1970 in Volume M70, page 7161, Microfilm Records of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3909-004AA-06100

The true and actual consideration for this conveyance is \$912,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 31 day of August, 2021.

Ocean Cove, LLC

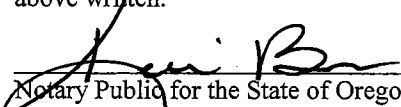
By: 

Nisha M. Jackson, Member

State of Oregon } ss
County of Jackson }

On this 31 day of August, 2021, before me, Kelli S. Beebe a Notary Public in and for said state, personally appeared Nisha M. Jackson known or identified to me to be the Managing Member in the Limited Liability Company known as Ocean Cove LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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: Medford
Commission Expires: 2/4/2024

