



THIS SPACE RESERVED FOR

2021-013414  
Klamath County, Oregon  
09/01/2021 02:36:01 PM  
Fee: \$87.00

After recording return to:  
5030 S. Sixth Street, LLC, and Oregon Limited  
Liability Company  
4223 Venture Court  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:  
5030 S. Sixth Street, LLC, and Oregon Limited  
Liability Company  
4223 Venture Court  
Klamath Falls, OR 97601  
File No. 485512AM

## STATUTORY WARRANTY DEED

**Donna J. Borrer,**

Grantor(s), hereby convey and warrant to

**5030 S. Sixth Street, LLC, an 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:

### Parcel 1:

**That portion of the NW1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning 30 feet South and 182 1/2 feet East of the center of said Section 2; being the Northeast corner of that certain tract of land deeded by P.F. Kielsmeier et ux to F. Jordan by Deed dated August 27, 1924 and recorded August 29, 1924 in Book 66 of Deed Records of Klamath County, Oregon, at page 180 thereof; thence South at right angles to the highway and along the Easterly line of said Jordan tract 260 feet; thence East and parallel to the highway 84 feet; thence North at right angles to the highway 260 feet to the Southerly line of the highway; thence West along the said Southerly line of highway 84 feet to the place of beginning in Klamath County, Oregon.**

**EXCEPTING THEREFROM any portion lying within the right of way of South Sixth Street as disclosed by Deed Volume 354, page 63, records of Klamath County Oregon.**

### Parcel 2:

**The following described real property situate in Klamath County, Oregon.**

**Beginning at the intersection of the South line of Oregon State Highway #66 (80 feet wide) and the West line of Lot 1 in the plat of Kielsmeier Acre Tracts, as recorded on Sheet 176 in Drawer 8 in the office of the Recorder of Klamath County, Oregon, said plat being in Section 2, Township 39 South, Range 9 East of the Willamette Meridian;; thence North 89°43'30" East along the Southerly right of way line of said highway, 162.5 feet to the East line of the aforementioned Lot #1, this point being South 0°03'30" West 10.10 feet from the Northeast corner of the said Lot #1; thence South 0°03'30" West along the East line of said lot, 124.90 feet; thence North 89°53'30" West, parallel to the North line of said lot, 162.5 feet to the West line thereof; thence North 0°03'30" East along said West line, 123.82 feet to the point of beginning.**

**EXCEPTING THEREFROM all that portion conveyed to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded November 29, 2012 in Volume 2012-013231, Microfilm Records of Klamath County, Oregon.**


The true and actual consideration for this conveyance is \$435,750.00.

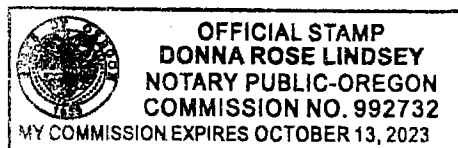
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**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.

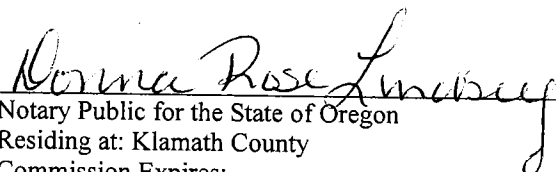
Dated this 1st day of September, 2021.

  
Donna J. Borrer



State of Oregon } ss  
County of Klamath }

On this 1st day of September, 2021, before me, Donna Rose Lindsey a Notary Public in and for said state, personally appeared Donna J. Borrer, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: