



2021-014932

Klamath County, Oregon

10/04/2021 09:18:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Pete Belcastro

5145 Lombardy Lane

Klamath Falls, OR 97603

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

Pete Belcastro

5145 Lombardy Lane

Klamath Falls, OR 97603

File No. 497250AM

STATUTORY WARRANTY DEED

Long Term Properties, LP, a California Limited Partnership,

Grantor(s), hereby convey and warrant to

Pete Belcastro,

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:

Lot 4, Block 12, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL2:

Lots 5 and 6 in Block 12, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Donald Street which inured thereto, EXCEPTING THEREFROM the following:

Beginning at a point on the center line of vacated portion of Donald Street, said point being 60 feet, 6 inches West of West line of Oregon Avenue; thence continuing West along said center line 40 feet, 6 inches to the East line of an alley; thence North along the East line of said alley 6 feet, 6 inches; thence East parallel to said center line 40 feet, 6 inches; thence South 6 feet, 6 inches to the point of beginning, same being a portion of the N1/2 of vacated Donald Street in the City of Klamath Falls, Oregon, which adjoining Lot 6, Block 12, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, Oregon.

The true and actual consideration for this conveyance is \$250,000.00.

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

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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 24th day of September, 2021

Long Term Properties, LP, a California Limited Partnership

By: [Signature]

William D. Lynch, Manager

State of Oregon } ss.
County of Klamath }

On this 24th day of September, 2021, before me,

Twila Jean Pellegrino a Notary Public in and for said state, personally appeared William D. Lynch known or identified to me to be the partner(s) of the Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County Oregon
Commission Expires: 11-19-2022

