

2021-018770

Klamath County, Oregon

12/20/2021 09:53:01 AM

Fee: \$92.00



After recording return to:
JDL Corporation
1049 N Glassell St
Orange , CA 92867

Until a change is requested all tax
statements shall be sent to the
following address:
JDL Corporation
1049 N Glassell St
Orange , CA 92867

File No.: NCS-1101345-OR1 (WW)
Date: December 09, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Gazelle Investments, an Oregon limited liability company, Grantor, conveys and warrants to **JDL Corporation, a California corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to: Rights of tenants under existing leases or tenancies

The true consideration for this conveyance is **\$800,000.00**. (Here comply with requirements of ORS 93.030)

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.

APN: **R414689**

Statutory Warranty Deed
- continued

File No.: **NCS-1101345-OR1 (WW)**

Dated this 15th day of December, 2021.

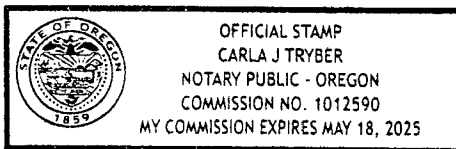
Gazelle Investments, LLC, an Oregon limited liability company

By: Ann Eiler, manager
Name: Ann Eiler
Title: Manager

STATE OF Oregon)
County of Jackson) ss.

This instrument was acknowledged before me on this 15 day of December, 2021
by Ann Eiler as Manager of Gazelle Investments, LLC, on behalf of the limited liability company.

Carla J Tryber
Notary Public for Oregon
My commission expires: 5-18-2025



APN: **R414689**

Statutory Warranty Deed
- continued

File No.: **NCS-1101345-OR1 (WW)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL I:

LOTS 12B, 13A, 13B, 13C, 14A, 14B, 15A, 15B, 15C, 16A AND 16B, BLOCK 3 OF SUPPLEMENTAL PLAT OF RAILROAD ADDITION 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.

PARCEL II:

THE WESTERN 25 FEET OF THE SOUTHERN 112.3 FEET AND THE EASTERN 25 FEET OF THE SOUTHERN 137.3 FEET OF ALLEY LOT "A" OF BLOCK 3 OF SUPPLEMENTAL PLAT OF RAILROAD ADDITION 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.