

340809 AM

Until a change is requested,
Send tax statements to:

KLAMATH FALLS VENTURE I, LLC
9325 PELUMM ROAD
LENEXA, KS 66215

Recording requested by,
and return to:

KLAMATH FALLS VENTURE I, LLC
9325 PELUMM ROAD
LENEXA, KS 66215

For information only:
MAP 38S9E32DA – TAX LOT 1200
TAX ACCOUNT 892249

2021-019221
Klamath County, Oregon
12/29/2021 01:52:01 PM
Fee: \$92.00

SPECIAL WARRANTY DEED

LAKE EWAUNA HOLDINGS, LLC, a Delaware limited liability company, Grantor, conveys and specially warrants to KLAMATH FALLS VENTURE I, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances created or suffered by Grantor except as specifically set forth on Exhibit A:

Lot 8, TRACT 1430 - TIMBERMILL SHORES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

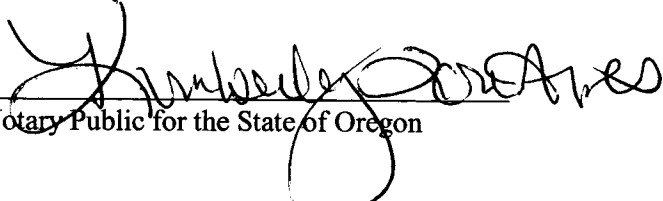
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

The true and actual consideration for this conveyance is \$336,937.00.

LAKE EWAUNA HOLDINGS, LLC


Rubicon Investments Corporation, Manager
by: Daniel Bunn, President

The foregoing instrument was acknowledged before me this 29 day of December, 2021, by Daniel Bunn, President of Rubicon Investments Corporation, Manager of Lake Ewauna Holdings, LLC, a Delaware limited liability company.


Notary Public for the State of Oregon

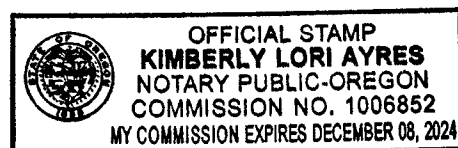


EXHIBIT A

1. Easements, if any, for public utilities, which may lie under or be above any of the vacated streets or alleys.
2. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: August 10, 1973
Volume: M73, page 10602
3. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Klamath Falls
Recorded: February 15, 2001
Volume: M01, page 6081
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: PacifiCorp, an Oregon Corporation
Recorded: February 21, 2003
Volume: M03, page 10601
5. Development Agreement for Tract 1430 - Timbermill Shores Property Owners Association, including the terms and provisions thereof,
Recorded: August 16, 2005
Volume: M05, page 61999
6. Covenants, conditions and restrictions, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: June 1, 2006
Volume: M06, page 11103
Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Timbermill Shores Property Owners Association.
7. First Amendment to Restated Declaration of Covenants, Conditions and Restrictions of Timbermill Shores, subject to the terms and provisions thereof,
Dated: April 5, 2018
Recorded: April 6, 2018
Instrument No.: 2018-004198
8. Restrictions as shown on the official plat of said land.
9. Public Utilities as shown on the official plat of said land.
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Klamath Falls
Recorded: September 27, 2007
Instrument No.: 2007-016935
11. Revocable License and Encroachment Permit, including the terms and provisions thereof,
Recorded: June 17, 2008
Instrument No.: 2008-008756
12. Deed of Dedication and Agreement, including the terms and provisions thereof,
Recorded: March 9, 2011
Instrument No.: 2011-003382
Between: City of Klamath Falls
And: TimberMill Shores, Inc.
13. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,
Recorded: September 2, 2015
Instrument No.: 2015-009782

14. Consent Judgment, including the terms and provisions thereof,

Recorded: April 16, 2018

Plaintiff: State of Oregon, ex rel; Richard Whitman, Director Department of Environmental Quality

Defendant: Klamath Falls Holdings, LLC

Instrument No.: 2018-004578

Amended Stipulated Supplemental Judgment;

Recorded: December 16, 2021

Instrument: 2021-018572

15. Notice of Environmental Contamination as disclosed in document,

Recorded: June 12, 2019

Instrument No.: 2019-006612