



After recording return to:
NAEP Properties, LLC
1115 Riverside Drive
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
NAEP Properties, LLC
1115 Riverside Drive
Klamath Falls, OR 97601

File No.: 7161-3863313 (SA)
Date: November 22, 2021

2021-019306

Klamath County, Oregon

12/30/2021 02:31:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDERS USE

STATUTORY WARRANTY DEED

6th Street Business Center LLC, an Oregon limited liability company, Grantor, conveys and warrants to **NAEP Properties, LLC**, 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:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$575,000.00**. (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.

Dated this 29 day of December, 2021.

6th Street Business Center LLC, an Oregon limited liability company

By: Richard F. Bogatay

Name: Richard F. Bogatay
Title: Manager

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of December, 2021 by Richard F. Bogatay as Manager of 6th Street Business Center LLC, an Oregon limited liability company.



Marla Michele Hanlon-Abeita
Notary Public for Oregon
My commission expires: 3/10/2023

EXHIBIT A

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

A tract of land situated in Lots 3 and 4, Block 38 Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Lot 4, said point being marked with a one-half inch iron pin; thence North 39°05' East along the Northwesternly line of Lot 4 and Lot 3 of said Block 38 a distance of 90.50 feet to a one-half inch iron pin; thence South 50°55' East a distance of 39.00 feet to the Northwesternly face of a party wall; thence South 39°12'36" West along the Northwesternly face of said party wall a distance of 90.50 feet to the Southwesternly line of said Lot 4; thence North 50° 55' West a distance of 38.80 feet to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.