



2022-002117  
Klamath County, Oregon  
02/18/2022 09:28:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Change Properties of Oregon LLC, an Oregon Limited  
Liability Company  
5 Fountainhead Ct.  
Reisterstown, MD 21136

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

Change Properties of Oregon LLC, an Oregon Limited  
Liability Company  
5 Fountainhead Ct.  
Reisterstown, MD 21136  
File No. 499979AM

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### STATUTORY WARRANTY DEED

**714 Main, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Change Properties of Oregon 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:

**The West 40 feet of the North 118 feet of Lot 6, Block 39 of the ORIGINAL TOWN OF LINKVILLE, now  
the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk,  
Klamath County, Oregon. AND that portion of vacated alley which inured thereto by Ordinance #5210  
recorded May 22, 1961 in Volume 329 at page 641, Deed Records to Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$850,000.00.

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:

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 16<sup>th</sup> day of February, 2022.

714 Main LLC

By: Sally R. Bailo  
Sally R. Bailo, Trustee of the Sally R. Bailo  
Revocable Trust, U/A dtd 12/1/2000, Member

State of Oregon } ss  
County of Washington }

On this 16<sup>th</sup> day of February, 2022, before me, Cynthia L. Korstad, a Notary Public in and for said state, personally appeared Sally R. Bailo, Trustee of the Sally R. Bailo Revocable Trust, as Member of 714 Main LLC, 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.

Cynthia L. Korstad  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 7-19-25

