

UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

Pacific Oasis Properties, LLC
Attn: Rebekah Dodds
1575 E. Nevada Street
Ashland, OR 97520

AFTER RECORDING, RETURN TO:

Jason M. Anderson
Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

2022-004087

Klamath County, Oregon

03/31/2022 11:24:01 AM

Fee: \$87.00

WARRANTY DEED

STEPHEN T. DODDS and REBEKAH K. DODDS, Grantors, convey and warrant to PACIFIC OASIS PROPERTIES, LLC, an Oregon limited liability company, Grantee, the real property located in Klamath County, Oregon, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantors to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The true consideration for this conveyance is other value given.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 30th day of March, 2022.

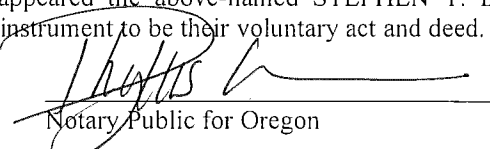

STEPHEN T. DODDS


REBEKAH K. DODDS

STATE OF OREGON)
) ss.
County of Jackson)

On this 30th day of March, 2022, personally appeared the above-named STEPHEN T. DODDS and REBEKAH K. DODDS, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:


Notary Public for Oregon

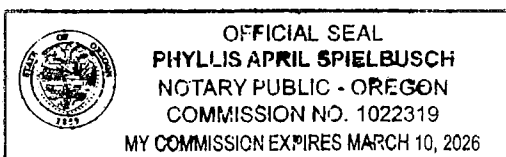


EXHIBIT "A"

PARCEL 1:

All that portion of the following described parcel of land which lies West of the right of way of the relocated The Dalles-California Highway:

Beginning at a point on the Westerly right of way line of the Old The Dalles-California Highway which bears North 89°42' West a distance of 770.8 feet and South 6°02' West a distance of 343.1 feet from the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: Along the Westerly right of way line of the Old The Dalles-California Highway South 6°02' West a distance of 575.3 feet to a point on the said right of way line; thence along said right of way line South 16°26' West a distance of 73.8 feet to a point on said right of way line; thence North 89°42' West a distance of 475.4 feet to a point on the forty line; thence along the forty line North 2°32' East a distance of 643.8 feet to a point; thence South 89°42' East a distance of 528.4 feet to the point of beginning.

PARCEL 2:

The portion of NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of the right of way of the Dalles-California Highway (U.S. #97) as described in Deed recorded in Book 138 at page 81, Deed Records of Klamath County, Oregon, and South of the property deeded to C.C. Randolph as described in Deed dated December 29, 1928, recorded December 13, 1940 in Book 134 at page 51, Deed Records of Klamath County, Oregon; and also that portion of NW1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, lying Southerly of premises conveyed in Deed recorded in Book 109 at page 17, and Easterly of premises conveyed in Deed recorded in Book 185 at page 157, Deed Records of Klamath County, Oregon, and Easterly of Railway of Central Pacific Railway Company.

PARCEL 3:

Lot 1, Block 1, TERMINAL CITY, 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 Railroad Street that attaches thereto by Order recorded June 22, 1964 in Volume 354, page 39, Deed Records of Klamath County, Oregon.

Address: 4830 Hwy 97, Klamath Falls, Oregon