

**2022-004944**

**Klamath County, Oregon**

**04/18/2022 03:50:01 PM**

**Fee: \$97.00**

**Return To:**



After Recording Return to:  
**Greg D. Elko and Melisa D. Elko**  
**4540 Oxbow Creek Place**  
**Fair Oaks, CA 95628**

Until a change is requested all tax statements  
Shall be sent to the following address:  
**(same as above)**

**File No. DE17121/527754AM**

**STATUTORY WARRANTY DEED**

**Chemult Storage LLC, an Oregon Limited Liability Company**

herein called grantor, convey(s) and warrant(s) to

**Greg D. Elko and Melisa D. Elko, as tenants by the entirety,**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described  
as:

**See attached Exhibit A**

**(Account: 88586, 88577, 88568, 87863)**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$200,000.00.**

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, 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: April 18, 2022

Chemult Storage LLC

By: \_\_\_\_\_

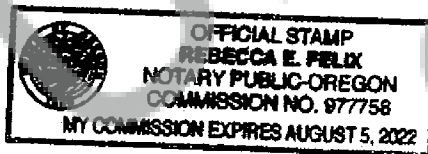
Jeff Clemens, Manager

By: \_\_\_\_\_

Christopher Ridenour, Manager

STATE OF OREGON, County of Deschutes ) ss.

On April 18, 2022, personally appeared the above named **Jeff Clemens and Christopher Ridenour**, **Managers of Chemult Storage LLC** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 8/5/2022

Official Seal

**EXHIBIT "A" LEGAL DESCRIPTION**

**PARCEL 1:**

The S1/2 of the following described property:

Beginning at a point on the Southeasterly right of way boundary of The Dalles-California Highway in the SW1/4 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; which point of beginning is North 940.8 feet; thence East 482.9 feet; and thence South 16° 55' West 70.1 feet from one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16° 55' West along said right of way boundary a distance of 50 feet; thence South 73° 05' East 150 feet; thence North 16° 55' East 50 feet; thence North 73° 05' West 150 feet, more or less, to the point of beginning, being a portion of the SW1/4 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon by and through its State Highway Commission by deed recorded October 14, 1954 in Book 270, page 14, Deed Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM any portion thereof in U. S. Highway 97 (The Dalles-California Highway.)

**PARCEL 2:**

A portion of the W1/2 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Easterly right of way line of The Dalles-California Highway, which point is South along the Section line, 1667.8 feet; thence East 491.6 feet and thence South 16° 53' 30" West along the Easterly right of way line of said Highway a distance of 150 feet from the Section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 16° 53' 30" West, along said right of way line, 100 feet; thence South 73° 06' 30" East, 150 feet; thence North 16° 53' 30" East, parallel to said right of way, 100 feet; thence North 73° 06' 30" West, 150 feet, more or less, to the point of beginning; being a portion of said W1/2 of NW1/4 of said Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon by and through its State Highway Commission by deed recorded August 25, 1954 in Book 268, page 622, Deed Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM any portion thereof in U. S. Highway 97 (The Dalles-California Highway.)

**PARCEL 3:**

Beginning at a point on the Southeasterly right of way boundary of The Dalles-California Highway in the SW1/4 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; which point of beginning is North 940.8 feet; thence East 482.9 feet; and thence South 16° 55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16° 55' West along said right of way boundary a distance of 150 feet; thence South 73° 05' East 150 feet to the true point of beginning; thence North 73° 05' West 40 feet to the Easterly line of The Dalles-California Highway; thence South 16° 55' West 350 feet, more or less to the Northwest corner of the parcel described in deed recorded October 22, 1963 in Volume 348, page 603, Deed Records of Klamath County, Oregon; thence South 73° 05' East 190 feet along the Northerly line of said parcel; thence North 16° 55' East 450 feet to the Southeast corner of the parcel described in contract recorded May 12, 1970 in Volume M70, page 3748, Microfilm Records of Klamath County, Oregon; thence North 73° 06' 30" West along the Southwesterly line of said parcel 150 feet; thence South 16° 55' West 100 feet to the true point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon by and through its

State Highway Commission by deed recorded December 10, 1954, in Book 271, page 112, Deed Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM any portion thereof in U. S. Highway 97 (The Dalles-California Highway.)

PARCEL 4:

The N1/2 of the following described real property:

Beginning at a point on the Southeasterly right of way boundary of The Dalles-California Highway in the SW1/4 NW1/4 of Section 20, Township 28 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon;

which point of beginning is North, 940.3 feet; thence East 482.9 feet; and thence South 16° 55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20, in said Township and Range; thence South 16° 55' West along said right of way boundary, a distance of 50 feet; thence South 73° 05' East 150 feet; thence 16° 55' East 50 feet; thence North 73° 05' West 150 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon by an through its State Highway Commission by deed recorded October 14, 1954 in Book 270, page 14, Deed Records of Klamath County, Oregon.

AND EXCEPTING any portion lying within the boundaries of The Dalles-California Highway.