

2022-005876

Klamath County, Oregon

05/09/2022 12:08:01 PM

Fee: \$102.00



After recording return to:
C.D.Y Limited Partnership
2460 NE Stephens Street
Roseburg, OR 97470

Until a change is requested all tax
statements shall be sent to the
following address:
C.D.Y Limited Partnership
2460 NE Stephens Street
Roseburg, OR 97470

File No.: NCS-1123768-OR1 (RR)

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Francis Realty, Inc. Profit Sharing Plan, a California corporate trust, Grantor, conveys and specially warrants to **C.D.Y Limited Partnership, an Oregon limited partnership**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

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

PARCEL 1 OF MINOR LAND PARTITION 33-92 SITUATED IN BLOCK 1, LOT 2, PARCEL 2, OF MAJOR LAND PARTITION 23-91 AND TRACT 1080 – WASHBURN PARK IN THE SOUTHEAST 1/4 NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Subject to those items set forth on Exhibit A.

The true consideration for this conveyance is **\$1,525,000.00**. (Here comply with requirements of ORS 93.030)

First American Title Insurance Company

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 5th day of May, 2022.

Francis Realty, Inc. Profit Sharing Plan, a California
corporate trust

By: 

Name: Gabe Hagemann
Title: Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of May, 2022
by Gabe Hagemann as Trustee of Francis Realty, Inc. Profit Sharing Plan, a California corporate trust, on
behalf of the Trust.

Notary Public for Oregon
My commission expires:

See Attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Humboldt

On May 5th 2022 before me, Gina Marie Miller
(insert name and title of the officer)

personally appeared Gabe Hagemann,
who proved to me on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged to me that he executed the same in
his authorized capacity, and that by his signature on the instrument the
person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gina Marie Miller (Seal)

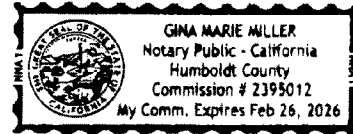


Exhibit A

1. City liens, if any, of the City of Klamath Falls.
2. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath County Drainage
3. Special Assessment disclosed by the Klamath tax rolls:
For: SB 125
4. Covenants, conditions, restrictions, setbacks and easements as shown on the official plat of Tract 1080 - Washburn Park.
5. Easements with Covenants and Restrictions Affecting Land ("ECR"), including the terms and provisions thereof,
Recorded: June 25, 1991
Volume: M91, Page 12081
6. Memorandum of Annexation Agreement, including the terms and provisions thereof,
Recorded: November 26, 1991
Volume: M91, Page 24751
7. Conditions and Setbacks as shown on the Partition Plat No. 23-91.
8. The provisions contained in Corporation Warranty Deed,
Recorded: July 22, 1992,
Instrument No.: M92, Page 16213.
9. 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: Warburton & Buttner Development Company, LP, a California limited partnership
Recorded: July 22, 1992
Instrument No.: M92, Page 16216
10. Conditions, easements and setbacks as shown on the Partition Plat No. 33-92.
11. 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: Warburton & Buttner Development Company, LP, a California limited partnership
Recorded: September 2, 1992
Volume: M92, Page 20104
12. 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: Warburton & Buttner Development Company, LP, a California limited partnership
Recorded: September 2, 1992
Volume: M92, Page 20112

13. Relocation of Ingress/Egress Easement Minor Land Partition 33-92, including the terms and provisions thereof,
Recorded: September 29, 1992
Volume: M92, Page 22650
14. Relocation of a Portion of Ingress/Egress Easement Minor Land Partition 33-92, including the terms and provisions thereof,
Recorded: March 15, 1993
Volume: M93, Page 5244
15. Staff Report Variance 1-93, including the terms and provisions thereof,
Recorded: March 25, 1993
Volume: M93, Page 6048
16. Ordinance No. 96-11-A Special Ordinance Annexing Certain Territory to the City, including the terms and provisions thereof,
Recorded: April 10, 1996
Volume: M96, Page 10043