

**RECORDING REQUESTED BY:**

AmeriTitle  
300 Klamath Ave  
Klamath Falls, OR 97601

**GRANTOR'S NAME:**

Pinecone LLC, an Oregon Limited Liability Company

**GRANTEE'S NAME:**

Klamath Falls Venture 1, LLC, an Oregon Limited Liability Company

**AFTER RECORDING RETURN TO:**

Order No.: 470322081856-KA  
John H. Ferguson  
Klamath Falls Venture 1, LLC, an Oregon Limited Liability Company  
9325 Pflumm  
Lenexa, KS 66215

**SEND TAX STATEMENTS TO:**

Klamath Falls Venture 1, LLC, an Oregon Limited Liability Company  
9325 Pflumm  
Lenexa, KS 66215

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Pinecone LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to Klamath Falls Venture 1, LLC, an Oregon Limited Liability Company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See attached Exhibit 'A'

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED TWENTY-SIX THOUSAND TWO HUNDRED SIXTY-FOUR AND 40/100 DOLLARS (\$326,264.40). (See 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.

STATUTORY WARRANTY DEED

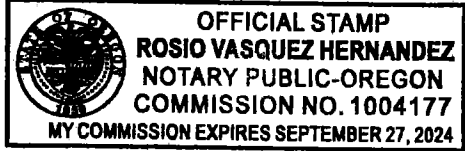
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated May 5, 2022; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Pinecone LLC, an Oregon Limited Liability Company

BY: Thomas Shaw  
Thomas Shaw  
as Manager



State of Oregon  
County of Clatsop

This instrument was acknowledged before me on May 5, 2022 by  
Thomas Shaw

[Signature]  
Notary Public - State of Oregon

My Commission Expires: Sept 27, 2024

Unofficial Copy

## EXHIBIT "A"

A TRACT OF LAND BEING ALL OF LOTS 1, 2, 3, 4 AND 5, BLOCK 102, KLAMATH ADDITION TO LINKVILLE, KLAMATH COUNTY PLAT RECORDS, TOGETHER WITH ANY PORTIONS OF VACATED WILLOW AVENUE, VACATED 3RD STREET, AND VACATED ALLEY INURRING THERETO, AND EXCEPTING THEREFROM ANY PORTION OF VACATED 4TH STREET INURRING THERETO, AS SAID STREETS AND ALLEY WERE VACATED BY THE CITY OF KLAMATH FALLS IN DOCUMENT RECORDED AUGUST 10, 1973 IN VOLUME M73, PAGE 10602, KLAMATH COUNTY DEED RECORDS, BEING A PORTION OF THAT LAND DESCRIBED IN DEED TO PINE CONE, LLC, RECORDED JUNE 22, 2001 IN VOLUME M01, PAGE 29957, KLAMATH COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 38 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 8, TRACT 1430 – TIMBERMILL SHORES, KLAMATH COUNTY PLAT RECORDS; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 8 NORTH 38°32'48" EAST 237.86 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 4TH STREET; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 51°22'34" EAST 174.54 FEET TO THE CENTERLINE OF A VACATED ALLEY (20 FEET WIDE); THENCE ALONG SAID CENTERLINE SOUTH 38°37'26" WEST 320.00 FEET TO THE CENTERLINE OF VACATED 3RD STREET (60 FEET WIDE); THENCE ALONG SAID CENTERLINE NORTH 51°22'34" WEST 174.15 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TIMBERMILL DRIVE (60 FEET WIDE); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 38°32'48" EAST 52.14 FEET TO THE POINT OF BEGINNING.