



2022-006748
Klamath County, Oregon
05/27/2022 02:08:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDING OFFICE USE

After recording return to:
900 Klamath Ave Holding LLC, an Oregon Limited
Liability Company
18361 SW Santoro Dr.
Beaverton, OR 97007

Until a change is requested all tax statements shall be
sent to the following address:
900 Klamath Ave Holding LLC, an Oregon Limited
Liability Company
18361 SW Santoro Dr.
Beaverton, OR 97007
File No. 536947AM

STATUTORY WARRANTY DEED

Russell C. Carter and Jody A. ^{Carter} ~~Eater~~, as Tenants in Common as to an undivided 1/2 interest, Richard H. Zbinden and Louise E. Ganong, as Trustees of the GZ Family Trust, UDA May 18, 2006 as to an undivided 1/2 interest,

Grantor(s), hereby convey and warrant to

900 Klamath Ave Holding 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:

PARCEL 1

Lot 10 of Block 3 of CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lot 7 of Block 3 of CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

Lots 8 and 9 of Block 3 of CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The consideration paid for the transfer is \$950,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

SIGNED IN COUNTERPART

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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 24 day of May, 2022

Richard H. Zbinden and Louise E. Ganong, as Trustees of the GZ Family Trust

By: [Signature]
Richard H. Zbinden, Trustee

By: [Signature]
Louise E. Ganong, Trustee

Russell C. Carter

~~First American Exchange Company, LLC as qualified intermediary for: Jody A. Carter~~

~~By: _____~~

Read and Approved by: [Signature]
Jody A. Carter

State of Oregon } ss
County of Klamath

On this 13 day of May, 2022, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Jody A. Carter, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/1/2023



State of Oregon } ss.
County of Klamath }

On this 24 day of May, 2022, before me, Lisa Legget-Weatherby Notary Public in and for said state, personally appeared Richard H. Zbinden and Lousie E. Ganong known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the GZ Family Trust, and acknowledged to me that they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/1/2023



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 24TH day of 2022 MAY.

Richard H. Zbinden and Louise E. Ganong, as Trustees of the GZ Family Trust

By: _____
Richard H. Zbinden, Trustee

By: _____
Louise E. Ganong, Trustee
[Signature]
Russell C. Carter

W First American Exchange Company, LLC as qualified intermediary for: Jody A. Carter

By: _____

JW Read and Approved by: _____

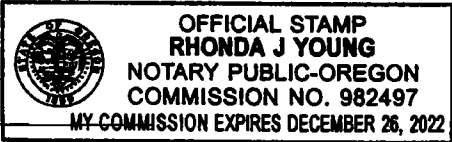
Jody A. Carter

State of Oregon } ss
County of Jackson }

On this 24 day of MAY, 2022, before me, Rhonda J. Young a Notary Public in and for said state, personally appeared Russell C. Carter, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Medford
Commission Expires: 12-26-22



State of _____ } ss.
County of _____ }

On this _____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared Richard H. Zbinden and Lousie E. Ganong known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the GZ Family Trust, and acknowledged to me that _____ executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____