



2022-008127
Klamath County, Oregon
07/01/2022 01:44:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Oregon BNK Building, LLC, an Oregon limited
liability company

PO Box 63

West Linn, OR 97068

Until a change is requested all tax statements shall be
sent to the following address:

Oregon BNK Building, LLC, an Oregon limited
liability company

PO Box 63

West Linn, OR 97068

File No. 519422AM

STATUTORY WARRANTY DEED

**Joseph Michael Hohman and Nora Francis Hohman,
Trustees of the Joseph Michael Hohman and Nora Francis Hohman 2009 Trust, U.A.D. April 6, 2009,**

Grantor(s), hereby convey and warrant to

Oregon BNK Building, 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:

**All that portion of the NE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the point of intersection of the Northeasterly line of Ninth Street with the Northwesterly line of
Main Street in the City of Klamath Falls; and running thence, Northeasterly along the Northwesterly line of
Main Street 68.97 feet, more or less, to the Southwesterly line of Tenth Street; thence Northwesterly along
the Southwesterly line of Tenth Street, 114.0 feet; thence Southwesterly, parallel with Main Street, 96.39
feet, more or less, to the Northeasterly line of Ninth Street; thence Southeasterly along Ninth Street, 117.23
feet, more or less to the point of beginning.**

The true and actual consideration for this conveyance is \$3,400,000.00. 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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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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 30 day of June, 2022

Joseph Michael Hohman and Nora Francis Hohman 2009 Trust

By: Joseph Michael Hohman TTE
Joseph Michael Hohman, Trustee

By: Nora Francis Hohman, Trustee
Nora Francis Hohman, Trustee

State of Oregon } ss
County of Klamath }

On this 30 day of June, 2022, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Joseph Michael Hohman and Nora Francis Hohman, Trustees of the Joseph Michael Hohman and Nora Francis Hohman 2009 Trust, U.A.D. April 6, 2009, 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.

Heather Anne Sciurba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov. 21 2025

