

2022-008667

Klamath County, Oregon



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07/15/2022 01:17:33 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

SF50 LLC
7042 Commerce Circle, Suite A
Pleasanton, California 94550

MAIL TAX STATEMENTS TO:

SF50 LLC
7042 Commerce Circle, Suite A
Pleasanton, California 94550

Space above this line for Recorder's use

STATUTORY WARRANTY DEED

MSJN Properties, LLC, a California limited liability company, Grantor, hereby conveys and warrants to **SF50 LLC, a New Mexico limited liability company**, Grantee, the following described real property in the City of Klamath Falls, County of Klamath, State of Oregon, commonly known as 237, 241, 243, and 243½ East Main Street, free of encumbrances, except as specifically set forth herein:

Parcel 1:

Lot 10 and the Southeasterly 15 feet of Lot 11 in Block 17 of INDUSTRIAL 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 whole being a rectangular piece of land 40 feet wide and 115 feet long, facing 40 feet on East Main Street.

Parcel 2:

Beginning at a point on East Main Street, which is the intersection of said East Main Street with the Northerly line of Lot 13 in Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls, running thence Southerly along the Easterly line of said East Main Street to a point which is 10 feet Southerly from the Northerly line of Lot 11, in Block 17, thence Northeasterly on a line parallel to the Northerly line of said Lot 11 to the alley in said Block 17; thence along the Westerly line of said alley to the Northerly line of said Lot 13; thence Southwesterly to the point of beginning.

The same being all of Lots 12 and 13 and the Northwesterly 10 feet of Lot 11 in said Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon.

SUBJECT TO: 2021-2022 real property taxes.

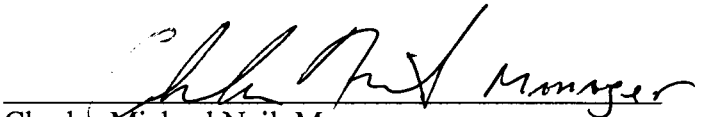
The true consideration for this conveyance is \$0.

[Signature on Following Page]

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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

MSJN Properties, LLC,
a California limited liability company

Date: July 1, 2022


Charles Michael Neil, Manager

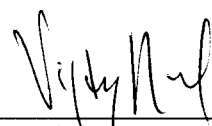
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) ss.

On 1ST JULY - 2022 before me, VIJAY SEHGAL NOTARY PUBLIC,
Notary Public, personally appeared Charles Michael Neil, 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.


Notary Public

