

470322082853  
CONSIDERATION:  
\$5,950,000.00

2022-009741  
Klamath County, Oregon  
08/10/2022 04:22:02 PM  
Fee: \$92.00

**TICOR TITLE**

**TAX STATEMENTS:**  
Northgate Holding LLC  
PO Box 5658  
Central Point, OR 97502

**AFTER RECORDING, RETURN TO**  
Lisa Legget-Weatherby  
AmeriTitle, LLC  
300 Klamath Avenue  
Klamath Falls, OR 97601

**WARRANTY DEED**

EVERCLEAN SOFTCLOTH CARWASH, LLC, an Oregon limited liability company, Grantor, conveys and warrants to NORTHGATE HOLDING LLC, an Oregon limited liability company, as to an undivided Ninety-One and 60/100 Percent (91.60%) interest; JAMES R. GEIGER, Trustee of the James R. Geiger Trust Dated January 29, 2000, as to an undivided Four and 20/100 Percent (4.20%) interest; and BRENDA J. GEIGER, Trustee of the Brenda J. Geiger Trust Dated January 29, 2000, as to an undivided Four and 20/100 Percent (4.20%) interest, as tenants in common, Grantees, the real property located in Klamath County, Oregon, and more particularly described in Exhibit "A" attached hereto and made a part hereof, free of encumbrances except as specifically set forth herein.

The true consideration for this conveyance is **\$5,950,000**.

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.

DATED this 9 day of August, 2022.

EVERCLEAN SOFTCLOTH CARWASH, LLC,  
an Oregon limited liability company

Kenneth D. Pedersen, Member  
By: KENNETH D. PEDERSEN, Member

Susan R. Pedersen, member  
By: SUSAN R. PEDERSEN, Member

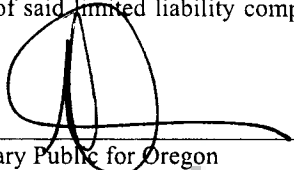
STATE OF OREGON       )  
  ) ss.  
County of ~~Klamath~~ <sup>Jackson</sup> )



On this 9 day of August, 2022, personally appeared the above-named **KENNETH D. PEDERSEN**, a Member of EVERCLEAN SOFTCLOTH CAR WASH, LLC, an Oregon limited liability company, and acknowledged executing the above document on behalf of said limited liability company and with authority of its Operating Agreement.

Before me:

**ALISHA L. CHUBB**

  
\_\_\_\_\_  
Notary Public for Oregon

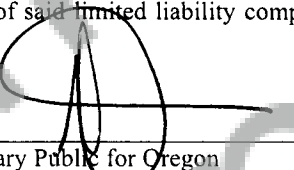
STATE OF OREGON       )  
  ) ss.  
County of ~~Klamath~~ <sup>Jackson</sup> )



On this 9 day of August, 2022, personally appeared the above-named **SUSAN PEDERSEN**, a Member of EVERCLEAN SOFTCLOTH CAR WASH, LLC, an Oregon limited liability company, and acknowledged executing the above document on behalf of said limited liability company and with authority of its Operating Agreement.

Before me:

**ALISHA L. CHUBB**

  
\_\_\_\_\_  
Notary Public for Oregon

**EXHIBIT "A"**

**Real Property and Encumbrances**

**PARCEL 1**

A tract of land in the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 720 feet East of an iron pin driven in to the ground at the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 240 feet; thence East 132 feet; thence South 240 feet; thence West 132 feet to the place of beginning.

SAVING AND EXCEPTING any portion located within South 6th Street.

**PARCEL 2**

Lots 28-31 Both Inclusive, Block 310, DARROW 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. SAVING AND EXCEPTING that portion deeded for roads recorded August 28, 2005 in Volume M05, page 62215, Microfilm Records of Klamath County, Oregon.

**Subject to the following:**

**EXCEPTIONS FOR PARCEL 1:**

1. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and easements in connection therewith.
2. Memorandum of Annexation Agreement, including the terms and provisions thereof,  
Recorded: April 12, 2006  
Volume: M06, page 7136

**EXCEPTIONS FOR PARCEL 2:**

3. The provisions contained in Deed,  
Recorded: June 9, 1927,  
Volume: 75, page 545, Deed Records
4. Revocable License and Encroachment Permit, including the terms and provisions thereof,  
Recorded: June 25, 2004  
Volume: M04, page 41011
5. 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: PacifiCorp, an Oregon corporation, its successors and assigns  
Recorded: September 6, 2006  
Instrument No.: 2006-017936