

2022-013418

Klamath County, Oregon

11/17/2022 10:59:07 AM

Fee: \$92.00

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

THORNTON BYRON LLP
P.O. BOX 7156
BOISE, IDAHO 83707-1156
208-344-8600

SEND TAX STATEMENTS TO:

SOS FAMILY, LLC
1301 ESPLANADE AVENUE
KLAMATH FALLS, OREGON 97601

Consideration: In the amount of Twenty Thousand Dollars (\$20,000).

(Space Above Line for Recorder's Use)

WARRANTY DEED

(MAP TAX LOT NOS. 4110-002DD-08000 AND 4110-002DD-08100)

(FRONT STREET, MERRILL, OREGON)

SBD, LLC, an Oregon limited liability company ("Grantor") hereby conveys and warrants to SOS Family, LLC, an Oregon limited liability company, whose address is 1301 Esplanade Avenue, Klamath Falls, Oregon 97601 ("Grantee"), the real property described on Exhibit A attached hereto and incorporated herein by reference, free of encumbrances except as specifically set forth herein:

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging to or otherwise appertaining.

SUBJECT TO reservations, restrictions, encumbrances, easements and rights of way of record or visible thereon.

The true and actual consideration for this conveyance is in the amount of Twenty Thousand Dollars (\$20,000).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)). 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 APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this instrument effective the 17 day of November, 2022.

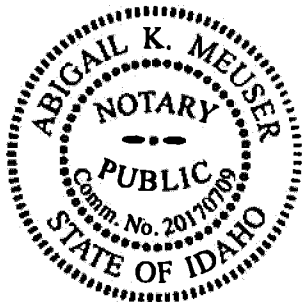
GRANTOR: SBD, LLC, an Oregon limited liability company
By its Manager:
Dave & Brad, Inc., an Oregon corporation

By: [Signature]
David E. Staub, Vice President and Secretary

STATE OF IDAHO)
SS.
COUNTY OF ADA)

On this 17th day of November, 2022, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared David E. Staub, known or identified to me to be the Vice President and Secretary of Dave & Brad, Inc., the corporation, that executed the within and foregoing instrument, and acknowledged to me that such corporation executed the 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.



Abigail Meuser
NOTARY PUBLIC, STATE OF IDAHO
RESIDES AT: Meridian, Idaho
MY COMMISSION EXPIRES: October 13, 2023

EXHIBIT A

Lot 4 and the South 2 feet of Lot 3 in Block 28 of the TOWN OF MERRILL, Klamath County, Oregon.

ALSO

Commencing at the Southeast corner of Lot 3 in Block 28, TOWN OF MERRILL; extending thence North along the Easterly line of said Lot 3, a distance of 2.0 feet to the second true point of beginning; thence North along the Easterly line of said Lot 3, a distance of 29.75 feet; thence West and parallel to the South line of said Lot 3, a distance of 85 feet; thence South and parallel to the West line of said Lot 3, a distance of 9.5 feet; thence West and parallel to the South line of said Lot 3, a distance of 30.75 feet; more or less, to the West line of said Lot 3; thence South along the West line of said Lot 3, a distance of 20.25 feet; more or less, to a point 2.0 feet North of the Southwest corner of said Lot 3; thence Westerly 115.75 feet, more or less, to the second point of beginning.