

2023-000868

Klamath County, Oregon

02/08/2023 01:02:01 PM

Fee: \$97.00

**AFTER RECORDING MAIL
And Send Tax Statements to:**

WinCo Foods, LLC
Attn: Chad Lamer
650 N. Armstrong Place
Boise, ID 83704

Space Above This Line for Recorder's Use
Only

SPECIAL WARRANTY DEED

Newman Development Group Of Klamath Falls, LLC, an Oregon limited liability company ("Grantor"), hereby sells, transfers, conveys and warrants against all claiming by, through or under Grantor, to **WinCo Foods, LLC**, a Delaware limited liability company ("Grantee"), whose address is 650 N. Armstrong Place, Boise, Idaho 83704, the following real property situated in Klamath County, State of Oregon:

See Exhibit "A" attached hereto and incorporated herein by reference.

The true consideration for this conveyance is \$525,000.00. (Here comply with requirements of ORS 93.030)

Subject to all exceptions listed on Exhibit B, together with all rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any way appertaining thereto, including water and mineral rights and any and all right, title, and interest of Grantor in and to adjacent roads, rights-of-way, and easements.

[Signature on next page]

First AM NCS-1138890-02

EXHIBIT A

PARCEL 1:

PARCEL 3 OF LAND PARTITION 19-08, BEING A RE-PLAT OF LOTS 37, 38A, 41B, AND 42 OF ENTERPRISE TRACTS, SITUATED IN THE SW1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 2:

PARCELS 2 AND 3 OF LAND PARTITION 37-08, BEING A RE-PLAT OF PARCEL 2 OF LAND PARTITION 19-08, SITUATED IN THE SW1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON AS RECORDED MAY, 21, 2009 IN THE RECORDS OF KLAMATH COUNTY, OREGON.

EXHIBIT B

1. The provisions contained in Deed, Recorded: October 5, 1951,
Volume: 250, Page 234
As follows: See Deed for particulars.
2. 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: City of Klamath Falls, Oregon Recorded: August 3, 1972
Volume: M72, Page 8615
3. 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: City of Klamath Falls, Oregon Recorded: April 27, 1978
Volume: M78, Page 8317
4. 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 Recorded: June 30, 2008
Volume: 2008-009522
5. Restrictions and Reservations as shown on the Partition Plat No. LP 19-08.
6. Easements as shown on the Partition Plat No. LP 19-08.
7. Restrictions and Reservations as shown on the Partition Plat No. 37-08.
8. Easements as shown on the Partition Plat No. LP 37-08.
9. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that

said covenant or restriction is permitted by applicable law. Recorded: September 11, 2008
Instrument No.: 2008-012703

Re-recorded: September 16, 2008
Instrument No.: 2008-012933