

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

**2023-001007**  
**Klamath County, Oregon**  
02/14/2023 08:24:01 AM  
Fee: \$112.00

THORNTON BYRON LLP  
3101 W. MAIN STREET, SUITE 200  
P.O. BOX 7156  
BOISE, IDAHO 83707-1156  
208-344-8600

SEND TAX STATEMENTS TO:

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

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(SPACE ABOVE LINE FOR RECORDER'S USE)

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**QUITCLAIM DEED**  
**(KLAMATH COUNTY PARCEL 3809-033CB-00400)**

SOS Properties, a California Partnership ("Grantor"), does hereby convey, release, remise and forever quitclaim unto SOS Properties, LLC, an Oregon limited liability company whose address is 1301 Esplanade Avenue, Klamath Falls, Oregon 97601 ("Grantee"), all of its right, title and interest in and to that certain real property located in Klamath County, Oregon, more particularly described on Exhibit A attached hereto and made a part hereof.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

The true and actual consideration for this conveyance consists wholly of other property.

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

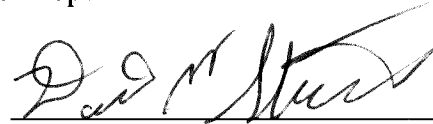
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument effective the 7<sup>th</sup> day of April, 2022.

Grantor:

SOS Properties

By:



David E. Staub, General Partner

By:



Sandra L. Staub, General Partner

By:



Bradley W. Staub, General Partner

By:



Doris K. Staub, General Partner

By:



Joe N. Oates, General Partner

By:



Mary Kathleen Oates, General Partner

DOB, Inc.

By:



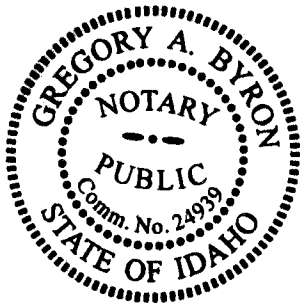
David E. Staub, President

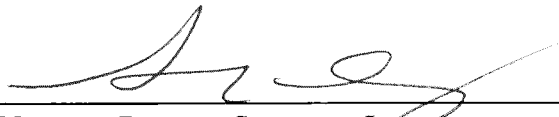
SPECIAL STAMP  
ESTELLE COLLOM  
PUBLIC-OREGON  
SION NO. 987262  
N EXPIRES MAY 19, 2023

STATE OF IDAHO     )  
                                  SS.  
COUNTY OF ADA     )

On this 7<sup>th</sup> day of April, 2022, before me, the undersigned Notary Public in and for said State, personally appeared David E. Staub, known or identified to me to be a general partner of SOS Properties, the partnership that executed the within and foregoing instrument, and acknowledged to me that such partnership 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.

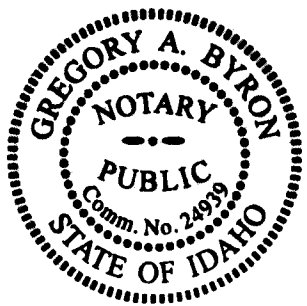



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF IDAHO  
Residing at Nampa, Idaho  
My commission expires November 13, 2025

STATE OF IDAHO     )  
                                  SS.  
COUNTY OF ADA     )

On this 7<sup>th</sup> day of April, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Sandra L. Staub, known or identified to me to be a general partner of SOS Properties, the partnership that executed the within and foregoing instrument, and acknowledged to me that such partnership 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.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF IDAHO  
Residing at Nampa, Idaho  
My commission expires November 13, 2025

COUNTY OF KLAMATH

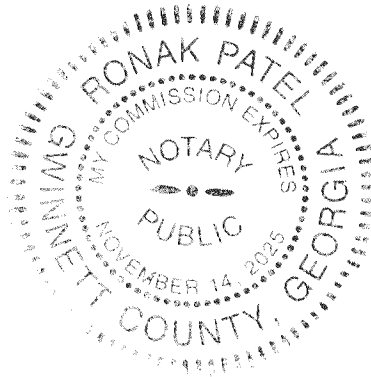
STATE OF GEORGIA )  
SS.  
COUNTY OF ~~GLYNN~~  
WINNETT

On this 10 day of FEB, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Joe N. Oates, known or identified to me to be a general partner of SOS Properties, the partnership that executed the foregoing instrument and the person whose name is subscribed to the within instrument, and attested to me that said partnership executed the same.

Signed, sealed and delivered on this  
10 day of FEB, 2023,  
in the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public



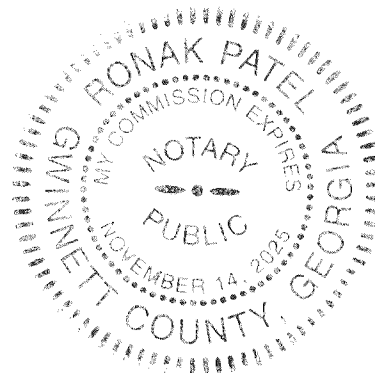
STATE OF GEORGIA )  
SS.  
COUNTY OF ~~GLYNN~~  
WINNETT

On this 10 day of FEB, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Mary Kathleen Oates, known or identified to me to be a general partner of SOS Properties, the partnership that executed the foregoing instrument and the person whose name is subscribed to the within instrument, and attested to me that said partnership executed the same.

Signed, sealed and delivered on this  
10 day of FEB, 2023,  
in the presence of:

[Signature]  
Unofficial Witness

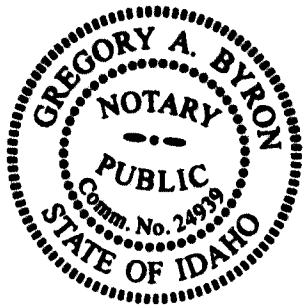
[Signature]  
Notary Public

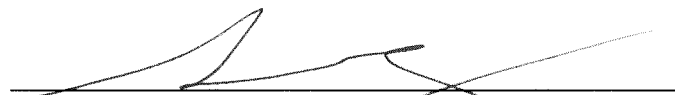


STATE OF IDAHO        )  
                                  SS.  
COUNTY OF ADA        )

On this 7<sup>th</sup> day of April, 2022, before me, the undersigned Notary Public in and for said State, personally appeared David E. Staub, known or identified to me to be the President of DOB Inc., a general partner of SOS Properties, the partnership that executed the within and foregoing instrument, and acknowledged to me that such partnership 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.



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF IDAHO  
Residing at Nampa, Idaho  
My commission expires November 13, 2025

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 23, Block 19, SECOND RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof as filed in the office of the County Clerk, Klamath County, Oregon.

ALSO that portion of the Northwest Quarter of the Southwest Quarter of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point 1136.5 feet South of the Southwest corner of Block 11 in Railroad Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat in the office of said Klamath County; thence East 150 feet to the right of way of the California Northeastern Railroad; thence South 150 feet to the North side of the County Road; thence North 55 degrees West along said County Road 183 feet; thence North 45 feet to the place of beginning.

ALSO that portion of vacated South 6th Street more particularly described as follows: Beginning at a point where the East line of Spring Street in the City of Klamath Falls, Klamath County Oregon, intersects the Northerly line of South 6th Street, thence along the East line of Spring Street extended, Southerly to a point on the center line of South 6th Street, which line lies 30 feet Southerly, when measured at right angles to the Northerly line of South 6th Street; thence Southeasterly and parallel to the Northerly line South 6th Street to a point where it intersects the East line of Block 19, Second Railroad Addition extended; thence North along said extended East line of said Block 19 to the Northerly line of South 6th Street; thence Northwesterly along the Northerly line of South 6th Street to the point of beginning.