

RECORDING REQUESTED BY:



497 Oakway Road, Suite 340  
Eugene, OR 97401

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0247027-TS  
Christian Fox  
522-KF LLC  
859 Willamette Street, Suite 270  
Eugene, OR 97401

**SEND TAX STATEMENTS TO:**

522-KF LLC  
859 Willamette Street, Suite 270  
Eugene, OR 97401

APN: 477433  
Map: 3809-032AD-11100

**2023-001584**

**Klamath County, Oregon**

**03/08/2023 02:46:01 PM**

**Fee: \$87.00**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Benjamin Galvin**, Grantor, conveys and warrants to **522-KF LLC**, an **Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 1 through 10, inclusive, in Block 98 of KLAMATH 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.

TOGETHER WITH the alley vacated by Ordinance No. 5599, recorded February 9, 1968 in Volume M68, page 1069, Microfilm Records of Klamath County, Oregon, which inured thereto by operation of law.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (**\$750,000.00**). (See ORS 93.030).

**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.**

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 03/06/2023

*Benjamin Galvin*

Benjamin Galvin

State of OREGON

County of Marion

This instrument was acknowledged before me on 3/6/2023 by Benjamin Galvin.

*Melody R Zweigart*

Notary Public - State of Oregon

My Commission Expires: Sept. 16, 2024

