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| Returned at Counter | |
| RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601 | MAIL TAX STATEMENTS: RMD Properties, LLC, an Oregon Limited Liability Company 3313 Washburn Way Klamath Falls, OR 97603 |



04/21/2023 02:15:12 PM Fee: \$87.00

Grantor
Washburn Property 156 LLC,
an Oregon Limited Liability Company
*3313 Washburn Way
Klamath Falls, OR 97603*
Grantee
RMD Properties, LLC
an Oregon Limited Liability Company
*3313 Washburn Way
Klamath Falls, OR 97603*

- STATUTORY WARRANTY DEED -

Washburn Property 156 LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to RMD Properties, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

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

Subject to and excepting all those items of record, if any, as of the date of this deed and those shown below if any:

The true and actual consideration for this transfer is a 1031 Exchange.

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.

Dated this 21 day of April, 2023.

Washburn Property 156 LLC,
an Oregon Limited Liability Company
Michael Romtvedt
By: Michael Romtvedt
Its: Manager

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared, Michael Romtvedt, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



Faye W Wolfe
Notary Public for Oregon
My Commission expires: 3.16.27

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 Land Partition 31-21 being a replat of "Minor Land Partition 81-31" and adjacent properties, situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and recorded December 15, 2021 as Instrument No. 2021-018533, Klamath County Records.