



2023-003334  
Klamath County, Oregon  
05/02/2023 10:59:01 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Klamath Tribes, a federally recognized Indian Tribe of  
the State of Oregon

PO Box 436

Chiloquin, OR 97624

Until a change is requested all tax statements shall be  
sent to the following address:

Klamath Tribes, a federally recognized Indian Tribe of  
the State of Oregon

PO Box 436

Chiloquin, OR 97624

File No. 575321AM

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### STATUTORY WARRANTY DEED

**Monje Real Estate Holdings IV, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Klamath Tribes, a federally recognized Indian Tribe of the State of Oregon,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**Parcels 1 and 2 of Land Partition 64-94 situated in the SE 1/4 NE1/4 and E1/2 SE1/4 of Section 33, Township  
34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

The consideration paid for the transfer is \$1,500,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON  
BEHALF OF GRANTOR/GRANTEE.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

**SEE ATTACHED EXHIBIT "B"**


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

27th day of April 2023

Monje Real Estate Holdings IV LLC

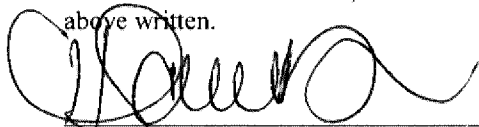
By:

  
Gonzalo Monje, Managing Manager

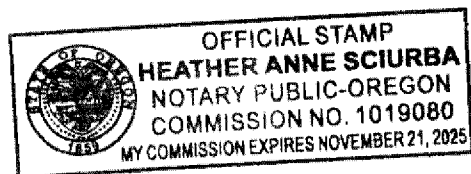
State of Oregon } ss  
County of Klamath }

On this 27 day of April, 2023, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Gonzalo Monje, Managing Member of Monje Real Estate Holdings IV LLC known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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 for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 11/21/2025



## EXHIBIT "B"

1. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Grazing Fire Patrol
2. Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge
3. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber Fire Patrol
4. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
5. Limited access provision contained in Deeds to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State highway other than expressly therein provided for shall attach to the abutting property  
Recorded: May 29, 1946  
Instrument No.: Volume 190, page 23, Deed Records
6. Limited access provisions contained in "Final judgment and order of taking" to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property  
Filed: August 12, 1991  
Circuit Court No.: 90-02528CV  
And Recorded: December 21, 1991  
Volume: M91, page 25973  
NOTE: Said easement is also delineated on the Land Partition
7. Easement, Covenant and Servitude, Subject to the terms and provisions thereof,  
Dated: July 7, 2009  
Recorded: July 14, 2009  
Instrument No.: 2009-009541
8. Matters as disclosed by Survey by KC Development,  
Dated: April 28, 2023  
Job No: 1297.23

Among other things: Encroachment of campsites, RV Hookups, Hose Bibs, sewer, walls, and fences over the westerly line; telephone rise and utility poles over the easterly line