



Send tax statements to:
DR Park Properties, LLC
P.O. Box 2207
Rancho Santa Fe, CA 92067

After recording return to:
DR Park Properties, LLC
P.O. Box 2207
Rancho Santa Fe, CA 92067

2023-005968
Klamath County, Oregon
07/18/2023 01:22:02 PM
Fee: \$102.00

BARGAIN AND SALE DEED

S&M TYRHOLM INVESTMENTS CO., LLC, an Oregon limited liability company, formerly known as S&M Tyrholm Investments Co., Grantor, conveys to **DR PARK PROPERTIES, LLC**, a California limited liability company, Grantee, all of Grantor's right, title and interest in the real property situated in Klamath County, Oregon, as more particularly described in Exhibit A attached hereto, subject only to the matters of record listed in Exhibit B attached hereto.

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.

The true consideration for this conveyance is \$1,550,000.00.

[Remainder of page intentionally left blank.]

108amt.

DATED: July 18, 2023.

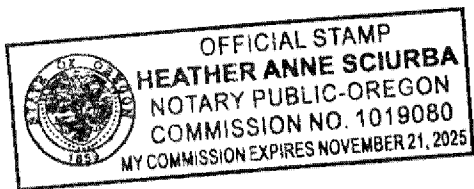
GRANTOR:

S&M TYRHOLM INVESTMENTS CO., LLC,
an Oregon limited liability company

By: Mike Tyrholm
Name: Michael Tyrholm
Its: Authorized Signatory

STATE OF OREGON)
County of Klamath) ss.
)

On this 18 day of July, 2023, before me personally appeared Michael Tyrholm, Authorized Signatory of S&M TYRHOM INVESTMENTS CO., LLC, an Oregon limited liability company, and acknowledged to me that he executed this deed freely and voluntarily.



[Signature]
Notary Public for Oregon
My commission expires: Nov. 21 2025

EXHIBIT A

Legal Description

PARCEL 1:

A tract of land situated in the NE1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that land as described in Deed Volume 160, page 149, Deed Volume 248, page 193 and Deed Volume 358, page 159, Klamath county Deed Records, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the North line of the NE1/4 SW1/4 of said Section 1, said point being North 87 degrees 55' 21" East 240.30 feet from the 5/8 inch iron pin marking the Northwest corner of the NE1/4 SW1/4 of said Section 1; thence North 87 degrees 55' 21" East along the North line of the NE1/4 SW1/4 of said Section 1, 270.90 feet to a 5/8 inch iron pin; thence South 02 degrees 04' 39" East at right angles to the North line of the NE1/4 SW1/4 of said Section 1: 474.66 feet to a 5/8 inch iron pin in the North/South fence line; thence continuing South 02 degrees 04' 39" East to the Northerly right of way line of the State Highway as described in said Deed Volume 358, page 159; thence Northwesterly along said right of way line to a point that bears South 00 degrees 06' 12" West from the point of beginning; thence North 00 degrees 06' 12" East to a 5/8 inch iron pin; thence continuing North 00 degrees 06' 12" East 240.53 feet to the point of beginning, containing 2.20 acres, more or less.

ALSO a tract of land situated in the SE1/4 NW1/4 and the NE1/4 SW1/4 Section 1 all in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the North line of the NE1/4 SW1/4 of said Section 1, said point being North 87 degrees 55' 21" East 240.30 feet from a 5/8 inch iron pin marking the Northwest corner of the NE1/4 SW1/4 of said Section 1, thence North 87 degrees 55' 21" East along the north line of the NE1/4 SW1/4 of said Section 1, 270.90 feet to a 5/8 inch iron pin; thence South 02 degrees 04' 39" East at right angles to the North line of the NE1/4 SW1/4 of said Section 1, 474.66 feet to a 5/8 inch iron pin in the North-South fence line; thence continuing South 02 degrees 04' 39" East to the Northerly right of way line of the State Highway as described in Deed Volume 358, page 159, Klamath County Deed Records; thence North 02 degrees 06' 39" East along a North-South fence line 494 feet, more or less, to a 5/8 inch iron pin on the South line of Simmers Avenue; thence South 89 degrees 09' 53" West along the South line of Simmers Avenue, 289.35 feet to a 5/8 inch iron pin; thence South 00 degrees 06' 12" West 24.78 feet to a point of beginning, containing 0.25 acres, more or less.

PARCEL 2:

A tract of land situated in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the intersection of the East line of Patterson Street and the North line of the NE1/4 SW1/4 of said Section 1, said point being North 87 degrees 55' 21" East 30.02 feet from the 5/8 inch iron pin marking the Northwest corner of the NE1/4 SW1/4 of said Section 1, thence North 87 degrees 55' 21" East along the North line of the NE1/4 SW1/4 of said Section 1, 210.28 feet to a 5/8 inch iron pin; thence North 00 degrees 06' 12" East 24.78 feet to a 5/8 inch iron pin on the South line of Simmers Avenue; thence South 89 degrees 09' 53" West along the South line of Simmers Avenue 210.13 feet to a 5/8 inch iron pin on the East line of Patterson Street; thence South 00 degrees 10' 00" West along the East line of Patterson Street, 29.34 feet to the point of beginning.

ALSO a tract of land situated in the NE1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that land described in Deed Volume 160, at page 149, Deed Volume 248 at page 193 and Deed Volume 358 at page 159, Klamath County Deed Records, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the intersection of the East line of Patterson Street and the North line of the NE1/4 SW1/4 of said Section 1, said point being North 87 degrees 55' 21" East 30.02 feet from the 5/8 inch iron pin marking the Northwest corner of the NE1/4 SW1/4 of said Section 1: thence North 87 degrees 55' 21" East along the North line of the NE1/4 SW1/4 of said Section 1, 210.28 feet to a 5/8 inch iron pin; thence South 00 degrees 06' 12" West 240.53 feet to a 5/8 inch iron pin; thence continuing South 00 degrees 06' 12" West to the Northerly right of way line of the State Highway as described in Deed Volume 358, at page 159; thence Northwesterly along said right of way line to a 5/8 inch iron pin on the East line of Patterson Street (the long chord between the last two described monuments bears North 62 degrees 59' 02" West 232.92 feet); thence North 01 degrees 00' 40" West along the East line of Patterson Street 127.13 feet to the point of beginning.

EXCEPTING from the above described parcels, that portion deeded to the State of Oregon, by and through its Department of Transportation by Warranty Deed Recorded January 7, 2002 in Volume M02, page 699.

EXHIBIT B

Permitted Exceptions

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.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.

(No inquiry has been made)

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath County Drainage

The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.

(No inquiry has been made)

Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided 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: December 11, 1964

Volume: 358, page 159, Deed Records

Indenture of Access, subject to the terms and provisions thereof;

Dated: July 24, 1967

Recorded: August 8, 1967

Volume: M67, page 6131

From: State of Oregon by and through its State Highway Commission

To: C.V. and Gladys Golden

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: Pacific Power & Light Company, a corporation

Recorded: March 26, 1965

Volume: 360, page 344, Deed Records

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: Pacific Power & Light Company, a corporation

Recorded: July 28, 1965

Volume: M65, page 396

Limited access provisions contained in Deed to State of Oregon, by and through its State Highway Commission, which provided 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: January 7, 2002

Instrument No.: M02-00699

Conveyance of Access Rights, including the terms and provisions thereof,

Recorded: August 28, 2018

Instrument No.: 2018-010354

Rights of tenants under existing leases or tenancies.