

2023-010460

Klamath County, Oregon

12/06/2023 01:04:01 PM

Fee: \$87.00

Recording Requested By:
William B. Treitler

When Recorded Mail To:
and Mail Tax Statements To:
DR Park Properties, LLC
PO Box 2207
Rancho Santa Fe, CA 92067

For Recorder's Use Only

STATUTORY WARRANTY DEED

THE GRANTOR, DR PARK EXCHANGE TITLEHOLDER, LLC, a California limited liability company, conveys and warrants to DR PARK PROPERTIES, LLC, a California limited liability company, the following described real property in the County of Klamath and State of Oregon:

LOTS 7, 8, 9 AND 10 AND A STRIP OF LAND ONE FOOT WIDE OFF THE EASTERLY SIDE OF LOT 11, BLOCK 10, RAILROAD 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.

APN: R-3809-033BB-02100-000

Commonly known as: 1320 Main Street, Klamath Falls, OR 97601

Subject to:

1. Covenants, conditions, restriction and/or easements, if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$0.00. Transfer between entities under common control.

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 30th day of November, 2023.

DR PARK EXCHANGE TITLEHOLDER, LLC,
a California limited liability company

By: DR PARK PROPERTIES, LLC,
a California limited liability company
Its: Manager

By: William D. Lynch,
Manager

ACKNOWLEDGMENT BY NOTARY PUBLIC

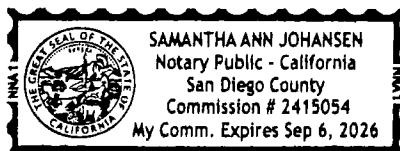
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On November 30, 2023, before me, Samantha Johansen, a Notary Public, personally appeared William D. Lynch, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



A large, stylized handwritten signature in black ink, appearing to read "Samantha Johansen", written over a horizontal line.