



After recording return to:
Pacific Crest Federal Credit Union
PO Box 1179
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Pacific Crest Federal Credit Union
PO Box 1179
Klamath Falls, OR 97601

File No.: 7161-4119662 (SA)
Date: December 13, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Harbor Isles, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Pacific Crest Federal Credit Union**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions 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 **\$2,600,000.00**. (Here comply with requirements of 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.

Dated this 14th day of December, 2023.

Harbor Isles, LLC, an Oregon limited liability company

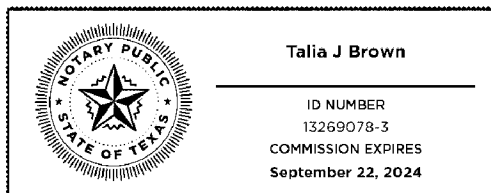
By: Spruce Street Ventures, LLC, an Oregon limited liability company

By: Roderick C. Wendt

Name: Roderick C. Wendt
Title: Managing Member

STATE OF Texas)
County of Dallas)ss.
)

This instrument was acknowledged before me on this 14th day of December, 2023 by Roderick C. Wendt, as Managing Member of Spruce Street Ventures, LLC, an Oregon limited liability company, as member of Harbor Isles, LLC, an Oregon limited liability company, on behalf of the limited liability company.



Talia J. Brown

Notary Public for the state of Texas
My commission expires: 09/22/2024

Notarized online using audio-video communication

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

TRACT A:

A PORTION OF THE SOUTHEAST 1/4 NORTHEAST 1/4, THE NORTHEAST 1/4 SOUTHEAST 1/4 AND OF GOVERNMENT LOT 4, ALL IN SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 10°20' EAST A DISTANCE OF 60 FEET FROM THE SOUTHWEST CORNER OF BLOCK 4, "PELICAN CITY", KLAMATH COUNTY, OREGON, AND RUNNING THENCE NORTH 79°40' EAST 309 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CALIFORNIA NORTHEASTERN RAILWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY, AND 50 FEET DISTANT AT RIGHT ANGLES FROM THE CENTERLINE THEREOF THE FOLLOWING COURSES AND DISTANCES: SOUTH 21°17' EAST 100 FEET; SOUTH 24°10' EAST 100 FEET; SOUTH 27°06' EAST 100 FEET; SOUTH 30°08' EAST 100 FEET; SOUTH 32°52' EAST 100 FEET; SOUTH 35°30' EAST 100 FEET; SOUTH 38°55' EAST 100 FEET; SOUTH 41°34' EAST 100 FEET; SOUTH 44°31' EAST 100 FEET; SOUTH 47°11' EAST 100 FEET; SOUTH 50°43' EAST 100 FEET; SOUTH 48°00' EAST 44 FEET TO A POINT WHICH IS DISTANT 25 FEET NORTHERLY AT RIGHT ANGLES FROM THE CENTERLINE OF THE SHIPPINGTON "E" SPUR; THENCE WESTERLY PARALLEL TO AND 25 FEET DISTANT NORTHERLY AT RIGHT ANGLES FROM THE CENTERLINE OF SAID SHIPPINGTON "E" SPUR, WITH THE FOLLOWING COURSES AND DISTANCES: NORTH 68°27' WEST 721.5 FEET; NORTH 70°06' WEST 100 FEET; NORTH 72°54' WEST 100 FEET; THENCE NORTH 76°42' WEST A DISTANCE OF 30 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF LAKEPORT BOULEVARD; THENCE NORTH 10°20' WEST ALONG THE CENTERLINE OF SAID LAKEPORT BOULEVARD TO A POINT WHICH IS ON THE SAID CENTERLINE AND IS SOUTH 79°40' WEST A DISTANCE OF 30 FEET FROM THE PLACE OF BEGINNING; THENCE NORTH 79°40' EAST 30 FEET TO THE PLACE OF BEGINNING. LESS RIGHT OF WAY FOR LAKEPORT BOULEVARD.

TOGETHER WITH THAT PORTION OF VACATED OPAL STREET THAT INURED THERETO AND WAS VACATED BY ORDINANCE NO. 07-03 AND RECORDED JANUARY 9, 2009 IN VOLUME 2009-000274, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

TRACT B:

A STRIP OF LAND SITUATED IN THE SE 1/4 NE 1/4 AND THE NE 1/4 SE 1/4 OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAID STRIP OF LAND BEING 20 FEET IN WIDTH AND BEING 10 FEET EACH SIDE OF, MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY'S SHIPPINGTON SPUR TRACK, SAID POINT BEING NORTH 24°58'10" WEST A DISTANCE OF 2981.4 FEET FROM THE IRON AXLE MARKING THE SOUTHEAST COMER OF SAID SECTION 19 (BEARINGS AND DISTANCE BEING BASED ON RECORD OF SURVEY NO. 34 AS FILED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR); THENCE SOUTH 61 °30' EAST A DISTANCE OF 233.4 FEET TO THE BEGINNING OF A 14 DEGREE CURVE TO THE RIGHT (TOTAL CENTRAL ANGLE OF SAID CURVE IS 61 °38' AND TOTAL ARC LENGTH IS 440.2 FEET); THENCE ALONG SAID CURVE TO THE RIGHT TO ITS INTERSECTION WITH THE SOUTHERLY

RIGHT OF WAY LINE OF LAKEPORT BOULEVARD; EXCEPTING ANY LAND INCLUDED HEREIN THAT MAY HAVE BEEN PREVIOUSLY DEEDED FOR A RAILROAD OR HIGHWAY USE, IT BEING THE INTENT OF THIS INSTRUMENT TO CONVEY A 20 FOOT STRIP OF LAND BETWEEN THE EXISTING S.P.R.R. SHIPPINGTON SPUR AND THE SOUTHERLY RIGHT OF WAY LINE OF LAKEPORT BOULEVARD.

NOTE: This Legal Description was created prior to January 01, 2008.

Unofficial
Copy