



2024-005548
Klamath County, Oregon
07/01/2024 01:56:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CHAPS Properties, LLC, a Domestic Limited
Liability Company

3100 Plum Hill Rd.

Klamath Falls, OR 97601

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

CHAPS Properties, LLC, a Domestic Limited
Liability Company

3100 Plum Hill Rd.

Klamath Falls, OR 97601

File No. 637824AM

STATUTORY WARRANTY DEED

Pitzer Properties LLC,

Grantor(s), hereby convey and warrant to

CHAPS Properties, LLC, a Domestic Limited Liability Company,

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:

The following described real property in Klamath County, State of Oregon:

**Beginning at a point South 89° 18' East a distance of 548.4 feet from the Southeast corner of Block
57 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon and running
thence North 0° 42' East a distance of 129.45 feet; thence South 89° 19' East, a distance of 63.6
feet; t hence South 0° 42' West, a distance of 129.45 feet; thence North 89° 18' West, a distance of
63.6 feet to the point of beginning.**

ALSO

**Beginning at a point on the Northerly line of Main Street which is South 89° 10' East 103.3 feet
from the Southeast corner of Lot 8 of Block 5 of WILLIAMS ADDITION to the City of Klamath
Falls, Oregon; thence North 0° 42' East 129.45 feet; thence South 89° 18' East 65.1 feet; thence
South 0° 42' West 129.45 feet; thence North 89° 18' West 65.1 feet to the point of beginning, all in
WILLIAMS ADDITION to the City of Klamath Falls, Oregon.**

**The true and actual consideration for this conveyance is \$425,000.00. 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:

Real property taxes due, if any, but not yet payable

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 25 day of June, 2024.

Pitzer Properties LLC, an Oregon Limited Liability Company

By: Carol Pitzer
Carol Pitzer, Successor Trustee of The Pitzer Family Trust, U.A.D. June 3, 1994, Member

State of County} ss
County of Klamath}

On this 25 day of June, 2024, before me, Julie VanLeuven a Notary Public in and for said state, personally appeared Carol Pitzer, Successor Trustee of The Pitzer Family Trust, U.A.D. June 3, 1994, known or identified to me to be the Member in the Limited Liability Company known as Pitzer Properties LLC who executed the foregoing instrument, and acknowledged to me that ~~he~~she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Julie VanLeuven
Notary Public for the State of County
Residing at: Klamath Falls
Commission Expires: 10-30-2027

