

After Recording Return to:
Patrick G. Huycke
P.O. Box 1402
Medford, OR 97501

Until a change is requested,
all tax statements shall be
sent to the following address:
No Change

WARRANTY DEED

There is no monetary consideration involved in this transfer. However, the actual consideration consists of value given or promised which is the whole consideration.

HUYCKE/THEEN PROPERTIES, LLC, an Oregon limited liability company, Grantor, conveys and warrants to HUYCKE INVESTMENT PROPERTIES, LLC, an Oregon limited liability company, as to an undivided one-half interest, to JAMES W. THEEN and CATHY G. THEEN, TRUSTEES OF THE JAMES W. THEEN TRUST UTAD OCTOBER 3, 1997, as to an undivided one-fourth interest, and to CATHY G. THEEN and JAMES W. THEEN, TRUSTEES OF THE CATHY G. THEEN TRUST UTAD OCTOBER 3, 1997, as to an undivided one-fourth interest, Grantee, tenants in common, all of their right, title and interest in and to the real property commonly known as 634 – 636 Main St., Klamath Falls, Oregon, more particularly described in EXHIBIT A, attached hereto.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

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, AND 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 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 PLANING 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Date: July 22, 2024

HUYCKE/THEEN PROERTIES, LLC,
an Oregon limited liability company

By: [Signature]
Patrick G. Huycke, Member

By: [Signature]
Shirley A. Huycke, Member

By: [Signature]
James W. Theen, Trustee of the
James W. Theen Trust, UTAD
October 3, 1997, and Trustee of the
Cathy G. Theen Trust, UTAD
October 3, 1997, Member

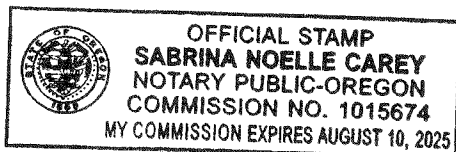
By: [Signature]
Cathy G. Theen, Trustee of the
James W. Theen Trust, UTAD
October 3, 1997, and Trustee of the
Cathy G. Theen Trust, UTAD
October 3, 1997, Member

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

July 17, 2024

Personally appeared the above-named PATRICK G. HUYCKE and SHIRLEY A. HUYCKE and acknowledged the foregoing instrument to be their voluntary act.

Before me:



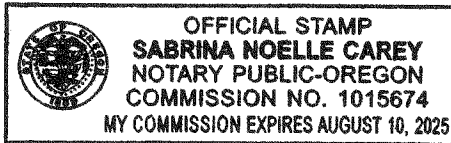
[Signature]
Notary Public for Oregon

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

July 22, 2024

Personally appeared the above-named JAMES W. THEEN and CATHY G. THEEN, TRUSTEES OF THE JAMES W. THEEN TRUST, UTAD OCTOBER 3, 1997, and TRUSTEES OF THE CATHY G. THEEN TRUST, UTAD OCTOBER 3, 1997, and acknowledged the foregoing instrument to be their voluntary act.

Before me:



Sabrina Carey
Notary Public for Oregon

EXHIBIT ~~Y~~ "A"
LEGAL DESCRIPTION

A strip of land 45 feet in width off the Northeasterly side of Lot 8 in Block 38, in the Town of Linkville, now the City of Klamath Falls, Oregon, according to the official plat thereof of file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of said Lot 8; thence Southwesterly along the Southerly line of Main Street in said Town, 45 feet; thence Southeasterly and at right angles with said Main Street, 125 feet; thence Northeasterly and parallel with said Main Street, 45 feet to the Westerly line of Seventh Street in said Town; thence Northwesterly along the Westerly line of said Seventh Street, 120 feet to the place of beginning.