



2024-008336
Klamath County, Oregon
09/24/2024 09:18:05 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Vale Investments, LLC., an Oregon Limited
Liability Company

2710 Vale Rd

Klamath Falls, OR 97603

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

Vale Investments, LLC., an Oregon Limited
Liability Company

2710 Vale Rd

Klamath Falls, OR 97603

File No. 646707AM

STATUTORY WARRANTY DEED

513 Alice, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Vale Investments, LLC., an Oregon 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:

**Lots 27 and 28, Block 11, Industrial 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**

**The consideration paid for the transfer is \$360,000.00, 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: September 18, 2024

513 Alice, LLC, an Oregon Limited Liability Company


By: 
Dan Doyle, Member

State of Oregon} ss

County of Josephine }

On this 23 day of September, 2024, before me, Cynthia Lynn Krickhahn a Notary Public in and for said state, personally appeared Dan Doyle known or identified to me to be the Member in the Limited Liability Company known as 513 Alice, LLC., an Oregon Limited Liability Company 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.


Notary Public for the State of Oregon

Residing at: Josephine County

Commission Expires: 08-18-26

