



2024-008458
Klamath County, Oregon
09/27/2024 11:06:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Carrington Capital Investments IV, LLC, a
Delaware limited liability company
707 H St.
Eureka, CA 95501

Until a change is requested all tax statements shall be
sent to the following address:
Carrington Capital Investments IV, LLC, a
Delaware limited liability company
707 H St.
Eureka, CA 95501
File No. 637730AM

STATUTORY WARRANTY DEED

REACH, Inc., an Oregon non-profit corporation,
Grantor(s), hereby convey and warrant to

Carrington Capital Investments IV, LLC, a Delaware 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:

See Attached Exhibit 'A'

The consideration paid for the transfer is \$600,000.00, 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 5, 2024

REACH Inc.

By: Jessie M. Oates
Jessie Oates, Executive Director

State of Oregon } ss
County of Klamath }

On this 27 day of September, 2024, before me, Lisa Legget-Weatherby
a Notary Public in and for said state, personally appeared Jessie Oates, ~~Assistant~~ Executive Director of REACH Inc. known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 9/27/2027

*Jessie Oates



EXHIBIT 'A'

File No. 637730AM

A parcel of land located in the Southwest one-quarter of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a brass cap marking the Southwest corner of Section 34 and running North 00° 28' 30" West 168.83 feet; thence North 89° 31' 30" East 55.00 feet to a point on the Easterly right of way line of Washburn Way and the point of beginning; thence leaving said right of way, running 38.10 feet along a 35.00 foot radius curve right, the long chord of which bears North 58° 20' 54" East 36.24 feet; thence North 89° 31' 53" East 172.03 feet; thence South 00° 28' 07" East 159.15 feet to the Northerly right of way line of Shasta Way; thence along said right of way South 89° 52' 25" West 192.87 feet; thence North 48° 08' 20" West 13.74 feet to the Easterly right of way line of Washburn Way; thence along said right of way North 00° 28' 30" West 129.98 feet to the point of beginning.

TOGETHER WITH access easements as shown by instrument recorded March 15, 1993 in Volume M93 Page 5282 and supplemented by declaration recorded January 31, 1997 in Volume M97 Page 3079.