



2024-009930
Klamath County, Oregon
11/14/2024 11:58:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Big Bertha Properties LLC
PO Box 5250
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Big Bertha Properties LLC
PO Box 5250
Klamath Falls, OR 97601
File No. 631571AM

STATUTORY WARRANTY DEED

Phillip B. Doddridge and Karen L. Doddridge, as Trustees of the Phillip and Karen Doddridge Joint Revocable Living Trust under agreement dated June 22, 2021,

Grantor(s), hereby convey and warrant to

Big Bertha Properties 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:

A parcel of land situated in Lot 22-B, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at an iron axle marking the Northeast corner of said Lot 22-B; thence South 89 ° 46' 32" West along the North line of said Lot 969.54 feet; thence South 73 ° 01' 26" East along the Southwesterly right of way line of the Klamath Falls-Malin State Highway #50 a distance of 207.73 feet to a 5/8 inch iron pin; thence continuing along said right of way line South 40 ° 00' 00" East, 134.80 feet to the point of beginning for this description thence continuing along said right of way line South 40 ° 00' 00" East, 360.00 feet to a 1/2 inch iron pin; thence at right angles South 50 ° 00' 00" West 64.24 feet to a 1/2 inch iron pin on the Northerly right of way line of Alameda Ave., a County Road; thence North 47 ° 07' 00" West along said right of way line 263.85 feet to a 1/2 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 1089.93 feet radius curve to the left (Delta = 04 ° 59' 12", long chord = North 49 ° 36' 36" West, 94.83 feet) 94.86 feet to a point on curve; thence leaving said right of way North 47 ° 37' 18" East, 112.86 feet to the point of beginning.

The consideration paid for the transfer is \$725,000.00, 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:

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: November 6, 2024

Phillip & Karen Doddridge Joint Revocable Living Trust

By: *Phillip B. Doddridge*
Phillip B. Doddridge, Trustee

By: *Karen L. Doddridge*
Karen L. Doddridge, Trustee

State of Oregon } ss
County of Klamath }

On this 7 day of November, 2024, before me,
Lisa Legget-Weatherby a Notary Public in and for said state,
personally appeared Phillip B. Doddridge and Karen L. Doddridge, Trustees of the Phillip and Karen Doddridge Joint Revocable Living Trust, 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 Falls OR
Commission Expires: 9/27/2027

