

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:  
7 Star K Fall LLC, an Oregon limited liability  
company  
3812 Galloway ST S  
Salem, OR 97302

Until a change is requested all tax statements  
shall be sent to the following address:  
7 Star K Fall LLC, an Oregon limited liability  
company  
3812 Galloway ST S  
Salem, OR 97302  
File No. 662421AM

SPECIAL WARRANTY DEED

ISA OAS, LLC who acquired title as ISO OAS, LLC,  
Grantor(s) hereby conveys and specially warrants to

7 Star K Fall LLC, an Oregon limited liability company,  
Grantee(s) and grantee's heirs, successors and assigns the following described real property free of  
encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the  
County of Klamath and State of Oregon, to wit:

Beginning at the Southeasterly corner of Lot 1, Block 65, BUENA VISTA ADDITION to the City  
of Klamath Falls, Oregon; thence North 7 degrees 16' East, along the Easterly boundary of said  
Lot 1, a distance of 112.2 feet, more or less, to the South boundary of Prescott Street; thence South  
89 degrees 31'30" West, along said South boundary of Prescott Street extended across said Lot 1, a  
distance of 62.26 feet, more or less, to the East boundary of Biehn Street as now improved and  
used; thence South 0 degrees 28'30" East along the East boundary of said Biehn Street, a distance  
of 66.85 feet, thence South 34 degrees 15' East, 51.2 feet, more or less to the Southerly boundary of  
said Lot 1; thence Easterly along said Southerly boundary of Lot 1, 18.0 feet, more or less, to the  
point of beginning, being all that portion of Lot 1, Block 65, Buena Vista Addition to Klamath  
Falls, not used as portions of Prescott and Biehn Streets.

AND ALSO a portion of the vacated section of Lakeview Street that lies between Blocks 65 and 72  
in Buena Vista Addition, and particularly described as follows: Beginning at the Southeast corner  
of Lot 1, Block 65, Buena Vista Addition to Klamath Falls, Oregon; thence North 7 degrees 16'  
East, along the Easterly boundary of said Lot 1, a distance of 112.2 feet, more or less, to the South  
boundary of Prescott Street; thence North 89 degrees 31'30" East along said South boundary of  
Prescott Street, a distance of 46.53 feet; thence South 0 degrees 28'30" East, 40.0 feet; thence  
South 89 degrees 31'30" West, 13.0 feet; thence South 0 degrees 28'30" East, 74.95 feet, more or  
less, to the Northerly boundary of Oregon Avenue; thence Northwesterly along said Northerly  
boundary of Oregon Avenue, a distance of 50.5 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$ PURSUANT TO AN IRC 1031 TAX DEFERRED  
EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items  
of record, if any, as of the date of this deed and those shown below, if any:

See attached Exhibit "A"

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against  
the lawful claims and demands of all persons claiming by, through, or under the grantor except those  
claiming under the above-described encumbrances.

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 30 day of Dec, 1924.

ISA OAS LLC

By: [Signature]  
Nimeh Daibes Trustee, or their successor in trust, under the Daibes dated July 30, 2008 and any amendments thereto, member

By: [Signature]  
Najat Daibes Trustee, or their successor in Trust, under the Daibes dated July 30, 2008 and any amendments thereto, member

State of Oregon } ss  
County of Klamath }

On this 30 day of December, 2024, before me, Lisa Leggett Weatherby a Notary Public in and for said state, personally appeared Nimeh Daibes and Najat Daibes, 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2027



Exhibit "A"

1. Personal property taxes, if any.
  2. Rights of tenants under existing leases or tenancies.
  3. City liens, if any, of the City of Klamath Falls.
  4. Revocable License and Encroachment Permit, including the terms and provisions thereof,
- Recorded: January 12, 2004  
Instrument No.: Volume M04, Page 001625

Unofficial  
Copy