

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:
7 Star K Fall LLC, and 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, and Oregon limited liability
company
3812 Galloway ST S
Salem, OR 97302
File No. 662423AM

SPECIAL WARRANTY DEED

ISA Campus, LLC, an Oregon limited liability company,
Grantor(s) hereby conveys and specially warrants to

7 Star K Fall LLC, and 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:

All that portion of the NW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the
Willamette Meridian, lying North of the Southern Pacific Railway right of way, Klamath County,
Oregon, described as follows:

Beginning at the intersection of the North line of the Southern Pacific Railroad right of way and
the West line of Biehn Street; thence, Northerly 75 feet along the West line of Biehn Street to the
point of beginning; thence 200 feet Westerly parallel to the S.P. R/W; thence, Northerly 200 feet
parallel to the tangent of Biehn Street; thence Easterly parallel to the S.P. R/W to Biehn Street;
thence, Southerly along the line of Biehn Street 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. 2024.

ISA Campus LLC, an Oregon limited liability company

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. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
4. City liens, if any, of the City of Klamath Falls.
5. The provisions contained in Deed,
Instrument No.: Volume 292, Page 373
Instrument No.: Volume 292, Page 376.
6. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: California Oregon Power Company
Recorded: December 11, 1958
Instrument No.: Volume 307, Page 435
7. Revocable License & Encroachment Permit, including the terms and provisions thereof,
Recorded: January 22, 2010
Instrument No.: 2010-000877