

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:
7 Star K Fall LLC
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
3812 Galloway ST S
Salem, OR 97302
File No. 660078AM

SPECIAL WARRANTY DEED

Rest, Bofa, Big Bldg., LLC, an Oregon limited liability company,
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:

Lot 17 and the Westerly 13 feet of Lot 16 (being a portion of Lot 16 lying between the Northwestern line thereof and a line parallel thereto and distance 13 feet Easterly and extending between Prescott Street and Oregon Avenue) in Block 72 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

ALSO a portion of the vacated section of Lakeview Street that lies between Block 65 and 72 in Buena Vista Addition to Klamath Falls, Oregon, and more particularly described as follows:

Beginning at the Southwesterly corner of Lot 17, Block 72, Buena Vista Addition to Klamath Falls, Oregon; thence North 7°16' East along the Westerly boundary of said Lot 17 a distance of 120.69 feet, more or less, to the Northwest corner of said Lot 17, thence South 89°31'30" West along the South boundary of Prescott Street, a distance of 14.02 feet; thence South 0°28'30" East 40.0 feet; thence South 89°31'30" West 13.0 feet; thence South 0°28'30" East 74.95 feet, more or less, to the Northerly line of Oregon Avenue; thence Southeasterly along said Northerly line of Oregon Avenue, a distance of 11.0 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, 20, 24.

Rest, Bofa, Big Bldg., LLC

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

By: [Signature]
Najat Daibes Trustee, or their successors 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 Legget 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 "B"

1. Taxes assessed under Code No. Personal Property Account No. 902650 Map No. 3809-029BD-03500
The 2024-2025 Taxes: \$572.25, plus interest, unpaid.
2. Personal property taxes, if any.
3. City liens, if any, of the City of Klamath Falls.
4. Rights of tenants under existing leases or tenancies.
5. Revocable License and Encroachment Permit, including the terms and provisions thereof,
Recorded: January 12, 2004
Instrument No.: Volume M04, Page 001625
6. Restrictive Covenant Local Improvement Contract, including the terms and provisions thereof,
Recorded: May 17, 2007
Instrument No.: 2007-009039