



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. 662416AM

2024-011275  
Klamath County, Oregon  
12/31/2024 03:49:02 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

### SPECIAL WARRANTY DEED

Washburn Auto Care Complex 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:

**Lots 2 and 7, Block 1, Tract 1249, Re-Subdivision of Lot 4, Block 1, Washburn Park Tract 1080,  
according to the official plat thereof on file in the office of the County Clerk, Klamath County,  
Oregon.**

**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.

Washburn Auto Care Complex, LLC, an Oregon Limited Liability Company

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, [Signature] 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. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath County Drainage  
Amount: \$24.00
4. 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-Pacific Utilities Company, a corporation  
Recorded: November 30, 1970  
Instrument No.: Volume M70, Page 10618
5. 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: CT National Corporation  
Recorded: March 18, 1980  
Instrument No.: Volume M80, Page 5069
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: CP National Corporation  
Recorded: March 18, 1980  
Instrument No.: Volume M80, Page 5070
7. Annexation Agreement, including the terms and provisions thereof,  
Recorded: April 19, 1985  
Instrument No.: Volume M85, Page 5729
8. 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: South Suburban Sanitary District  
Recorded: April 24, 1985  
Instrument No.: Volume M85, Page 5951
9. The provisions contained in Deed,  
Recorded: January 19, 1990,  
Instrument No.: Volume M90, Page 1281
10. Restrictions as shown on the official plat of said Land.
11. Building Setbacks as shown on the official plat of said Land.
12. Easements as shown on the official plat of said Land.
13. Memorandum of Lease, including the terms and provisions thereof,  
Recorded: September 11, 2006  
Instrument No.: 2006-018265