



After recording return to:
Go Superior Now LLC
3580 Shasta Way
KLAMATH FALLS, OR 97603-4409

Until a change is requested all tax
statements shall be sent to the
following address:
Go Superior Now LLC
3580 Shasta Way
KLAMATH FALLS, OR 97603-4409

File No.: 7161-4222757 (SA)
Date: November 25, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

This Document may be executed in any number of counterparts and each of such counterparts shall be deemed to be an original, and shall together constitute one and the same instrument.

Richard R. Stewart AKA Rich Stewart and Robert A. Stewart, as joint tenants with rights of survivorship, as to Parcels 1 and 3; Rich Stewart AKA Richard R. Stewart, as to Parcels 2 and 4, Grantor, conveys and warrants to Go Superior Now LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


The true consideration for this conveyance is **\$75,000.00**. (Here comply with requirements of ORS 93.030)

APN: 439573

Statutory Warranty Deed
- continuedFile No.: **7161-4222757 (SA)**

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.

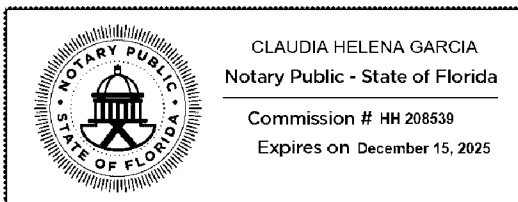
Dated this 7th day of January, 2025.


Richard R. Stewart

Robert A. Stewart

STATE OF Florida)
)ss.
County of Orange)

This instrument was acknowledged before me on this 7th day of January, 2025
by **Richard R. Stewart**.



Claudia Helena Garcia

Notary Public for Florida
My commission expires: 12/15/2025

Notarized remotely online using communication technology via Proof.

APN: 439573

Statutory Warranty Deed
- continuedFile No.: **7161-4222757 (SA)**

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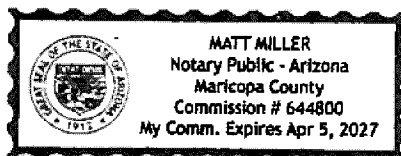
Dated this 8 day of Jan, 2025

Richard R. Stewart

Robert A. Stewart
Robert A. Stewart

STATE OF Oregon)
County of Maricopa) ss.

This instrument was acknowledged before me on this 8 day of Jan, 2025
by ~~Richard R. Stewart~~
Robert A. Stewart MM



Notary Public for Oregon **AT mm**
My commission expires: **4.5.29**

APN: **439573**

Statutory Warranty Deed
- continued

File No.: **7161-4222757 (SA)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Lots 1, 2, 3, 4 and 5, in Block 24, OPPORTUNITY ADDITION to the City of Klamath Falls, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon, except that portion conveyed to State of Oregon, by and through its State Highway Commission, by Warranty Deed recorded May 16, 1956 in Volume 283, Page 202, Deed records of Klamath County, Oregon.

Parcel 2:

Lots 1 and 6, in Block 25, OPPORTUNITY ADDITION to the City of Klamath Falls, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

Parcel 3:

Lots 2, 3, 4, 5, 7, 8, 9 and 10, in Block 25, OPPORTUNITY ADDITION to the City of Klamath Falls, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 4:

Beginning at the NW corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East, WM, Klamath County, Oregon; thence East 1322.5 feet to the NE corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 20, Township 38 South, Range EWM, Klamath County, Oregon; thence South 0° 13' East 1052.18 feet, M/L to the intersection with the Northeasterly boundary of land owned by the Southern Pacific Co; thence North 63° 38' West 975.96 feet along the Northeasterly boundary of that land owned by the Southern Pacific Co.; thence South 26° 22' West 50.00 feet along the Northeasterly boundary of the Southern Pacific Co. land; thence North 63° 38' West 467.0 feet M/L to the point of intersection of the Northeasterly boundary of the Southern Pacific Co. right-of-way and the Westerly line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East WM, Klamath County, Oregon; thence North along said Westerly line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East, WM, Klamath County, Oregon to the Point of Beginning, all being that portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East WM, Klamath. County, Oregon which lies North of the Southern Pacific Co. 's right-of-way. Excepting therefrom a tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 20,

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Statutory Warranty Deed
- continued

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Township 38 South, Range 9 East WM, Klamath. Co., Oregon, Beginning at the intersection of the East line of the NW¹/₄ SW¹/₄ and the North right-of-way line of the Southern Pacific Railroad right-of-way; thence North along said East line to the NE corner of the NW¹/₄ SW¹/₄; thence West along the North line of said NW¹/₄ SW¹/₄ to the centerline of the Westside Bypass as now located; thence Southerly along said centerline to the Northerly right-of-way line of aforementioned Railroad; thence Southeasterly along said Northerly line to the Point of Beginning. Also excepting therefrom any portion of the above property conveyed to Klamath County and the State of Oregon for highway purposes.

NOTE: This legal description was created prior to January 1, 2008.