



2025-000418
Klamath County, Oregon
01/22/2025 08:25:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

V&B West Coast Holdings LLC, an Oregon
Limited Liability Company
20025 Destiny Ct.
Bend, OR 97703

Until a change is requested all tax statements shall be
sent to the following address:

V&B West Coast Holdings LLC, an Oregon
Limited Liability Company
20025 Destiny Ct.
Bend, OR 97703

File No. 662955AM

STATUTORY WARRANTY DEED

Del Rio Rentals LLC, an Arizona Limited Liability Company,

Grantor(s), hereby convey and warrant to

V&B West Coast Holdings LLC, an Oregon Limited Liability Company,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

**All that portion of Lots 1 and 2, Block 44, NICHOLS ADDITION to the City of Klamath Falls,
Oregon, described as:**

**Beginning at the most Easterly corner of Lot 1; thence Northwesterly along the Westerly line of 10th
Street 100 feet; thence Southwesterly at right angles 44.1 feet; thence Southeasterly 101.5 feet, more
or less, to the Northerly line of High Street at a point 40 feet Westerly from the point of beginning;
thence Easterly 40 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$330,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

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: January 9th, 2025

Del Rio Rentals LLC, an Arizona Limited Liability Company

By: Mona Jean Treadway

Mona Jean Treadway, Trustee of the Treadway-White
Revocable Trust, created by agreement dated January 29, 2024, Member

State of Texas } ss
County of Harris }

On this 9th day of January, 2025, before me, Sabriyah Callis, a Notary Public in and for said state, personally appeared Mona Jean Treadway known or identified to me to be the Trustee of the Treadway-White Revocable Trust, Managing Member in the Limited Liability Company known as Del Rio Rentals LLC, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sabriyah Callis

Notary Public for the State of Texas
Residing at: Harris County Texas
Commission Expires: 04/20/2025

