

Prepared By:
Lauren Leljedal, Esq.
Oregon Bar ID: 22196

Until a Change is Requested
Mail Tax Statements To:
Conroad Associates, L.P., a Missouri Limited Partnership
907 Camino Santander
Santa Fe, NM 87505

Return To:
Conroad Associates, L.P., a Missouri Limited Partnership
907 Camino Santander
Santa Fe, NM 87505

Order Number:
C000128450

STATUTORY SPECIAL WARRANTY DEED

TERRAVET KLAMATH EAST LLC, a Delaware Limited Liability Company, Grantor, conveys and warrants to CONROAD ASSOCIATES, L.P., a Missouri Limited Partnership, Grantee(s), the following described real property located in Klamath County, Oregon free of encumbrances created or suffered by the grantor, except as specifically set forth herein:

A parcel of land situated in the NE1/4 SW1/4 of Section 1, Township 39 South, Range 9 East, Willamette Meridian, more particularly described as follows:

Beginning at a point which bears North 0° 51' West 462.3 feet, North 89° 06' East 262.2 feet, and South 46° 09' East 198.4 feet from the Southwest corner of said NE1/4 SW1/4; thence continuing South 46° 09' East a distance of 106.0 feet to the TRUE POINT OF BEGINNING of this description; thence continuing South 46° 09' East a distance of 124.0 feet to a 5/8" iron pin; thence North 43° 51' East a distance of 384.0 feet to the Southerly right-of-way line of the Klamath Falls-Lakeview Highway, 30 feet Southwesterly at right angles from its center-line; thence North 46° 09' West, along said right-of-way line, a distance of 124.0 feet to a 1/2" iron pin; thence South 43° 51' West a distance of 384.0 feet, more or less, to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion thereof conveyed to STATE OF OREGON, by and through its Department of Transportation, Highway Division, by deed recorded in Volume M-73, page 15379, Microfilm Records of Klamath County, Oregon.

Commonly known as 6366 S 6th St, Klamath Falls, OR 97603

Parcel ID: 508114 and P844402

The property is free from encumbrances, EXCEPT:
“all matters of record”

The true and actual consideration for this conveyance is Nine Hundred and Ninety Thousand Dollars and Zero Cents (\$990,000.00).

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 ____ day of January, 2025.

TERRAVET KLAMATH EAST LLC

By: _____

Printed Name _____

Its: _____

State of Pennsylvania)
County of Montgomery) ss.

This instrument was acknowledged the before me on this this ____ day of January, 2025 by Daniel Eisenstadt, as manager for TERRAVET KLAMATH EAST LLC.

Commonwealth of Pennsylvania - Notary Seal
TRACI GRAY CASTELLI - Notary Public
Philadelphia County
My Commission Expires January 6, 2029
Commission Number 1303886

Notary Public - State of Pennsylvania

