

AFTER RECORDING RETURN TO:

Arthur R. Belsky and Lilian M. Belsky, Trustees
Belsky Family Loving Trust
PO Box 892
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Arthur R. Belsky and Lilian M. Belsky, Trustees
Belsky Family Loving Trust
PO Box 892
Klamath Falls, OR 97601

740 Main Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Mittleman Properties, a partnership under agreement dated October 10, 1986, Grantor, conveys and specially warrants to **Arthur R. Belsky and Lilian M. Belsky, Trustees of the Belsky Family Loving Trust, uda May 2, 2003, and their successors in Trust, Grantee,** the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is One Hundred Eighty-Seven Thousand Five Hundred And No/100 Dollars (\$187,500.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/27/2025

Mittleman Properties, a partnership under agreement dated October 10, 1986

BY: [Signature]
Miles Newmark
Authorized Agent

State of Oregon
County of Multnomah

This instrument was acknowledged before me on January 27, 2025 by Miles Newmark, as the Authorized Agent for Mittleman Properties, a partnership under agreement dated October 10, 1986.

[Signature]
Notary Public - State of Oregon
My Commission Expires: Sept 14, 2027

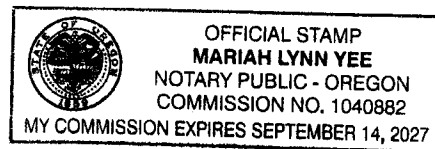


EXHIBIT "A"
Legal Description

Beginning at the intersection of the Southerly line of Main Street and Westerly line of 8th Street being the most Northerly corner of Lot 8 in Block 39, ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon; thence Southwesterly along the Northerly line of Lots 8 and 7 a distance of 89 feet 3 inches; thence at right angles to said Southerly line of Main Street a distance of 112 feet, more or less, in a Southeasterly direction to the Northerly line of the alley through the center of said Block 39; thence at right angles to the last course in a Northeasterly direction along the North line of said alley to its intersection with the Westerly line of 8th Street;
thence Northwesterly along the Westerly line of 8th Street 112 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a strip of land 5 feet Westland Irrigation District off the Easterly side of said Lot 8 conveyed to the City of Klamath Falls, Oregon, for the sole and exclusive purpose of widening the sidewalk on the Easterly side of said Lot 8 (on 8th Street) by deed dated April 12, 1937, and recorded May 13, 1937, in Volume 109 of Deeds, page 237.

EXHIBIT "B"
Exceptions

Subject to:

1. The provisions contained in Deed,
Recorded: May 19, 1937,
Volume: 109, page 373.

Unofficial
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