



2025-001663
Klamath County, Oregon
03/07/2025 11:31:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Shops to Albertsons LLC

C/O Eric Wohl,

3500 East Coast HWY Ste. 100

Corona del Mar, CA 92625

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

Shops to Albertsons LLC

C/O Eric Wohl,

3500 East Coast HWY Ste. 100

Corona del Mar, CA 92625

File No. 662010AM

STATUTORY WARRANTY DEED

Chong Family Limited Partnership,

Grantor(s), hereby convey and warrant to

Shops to Albertsons 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:

Parcel 2 of Land Partition 15-99 being Parcel 2 of Land Partition 24-98 situated in Lots 1 through 8 of Block 1 and Lots 1, 2, 3, 8 and 9 of Block 2 of BAILEY TRACTS NO. 2, being in the NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Less and Excepting that portion deeded to the State of Oregon, by and through its Department of Transportation by instrument recorded December 12, 2012 as 2012-013814, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$1,000,000.00.

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: February 26, 2025

Chong Family Limited Partnership

By: Cathy Manwell
Cathy Manwell, President

By: Karen Ashmone
Karen Ashmone, Treasurer

State of WA } ss
County of Clark }

On this 3rd day of March, 2025, before me,
DOUG HOYER a Notary Public in and for said state, personally appeared
Cathy Manwell & Karen Ashmone, 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 WA
Residing at: Vancouver, WA
Commission Expires: 07/15/26

