

2025-002860

Klamath County, Oregon

04/18/2025 08:28:01 AM

Fee: \$97.00

When recorded return to:

Michelle McAtee
Jenner & Block LLP
353 North Clark Street
Chicago, Illinois 60654

**Until a change is requested, all tax statements
should be sent to the following address:**

Albertson's LLC
250 East Parkcenter Boulevard
Boise, ID 83706
Attention: Real Property Tax

SPECIAL WARRANTY DEED

ACI Real Estate SPE 127, LLC, a Delaware limited liability company ("Grantor"), hereby conveys and specially warrants to Albertson's LLC, a Delaware limited liability company ("Grantee"), the following described real property, situated in Klamath Falls, County of Klamath, State of Oregon, and legally described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), free of encumbrances created or suffered by the Grantor except current taxes not yet due and payable; patent reservations; all leases, liens, covenants, conditions, restrictions, reservations, easements, encumbrances and declarations or other matters of record or to which reference is made in the public record; the state of facts which a physical inspection, or accurate survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

The true consideration for this conveyance is \$0.00.

And Grantor, for itself, and its successors and assigns, does hereby covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby conveyed is, or may be, in any manner encumbered or charged, except as herein recited, that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to convey said real property and hereby specially warrants the title to said property, and that said property against all persons lawfully claiming, or to claim the same, by, through and under Grantor, but not otherwise, Grantor will **SPECIALLY WARRANT AND DEFEND**, subject to current taxes not yet due and payable; patent reservations; all leases, liens, covenants, conditions, restrictions, reservations, easements, encumbrances and declarations or other matters of record or to which reference is made in the public record; the state of facts which a physical inspection, or accurate survey, of the Property

*Store #00577AS: Klamath Falls, OR
Special Warranty Deed*

VCS25013413 ACCM AS

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.

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EXHIBIT A TO DEED

(LEGAL DESCRIPTION)

PARCEL A:

PARCEL 1 OF LAND PARTITION 15-99 BEING PARCEL 2 OF LAND PARTITION 24-98 SITUATED IN LOTS 1 THRU 8 OF BLOCK 1, AND LOTS 1, 2, 3, 8, AND 9 OF BLOCK 2 OF BAILEY TRACTS NO. 2 BEING IN THE NORTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JULY 9, 2013 IN INSTRUMENT 2013-008555, RECORDS OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED DECEMBER 20, 2019 IN INSTRUMENT 2019-014823, RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL B:

PARCEL 3 OF LAND PARTITION 24-98 SITUATED IN LOTS 1 THRU 8 OF BLOCK 1, AND LOTS 1, 2, 3, 8 AND 9 OF BLOCK 2 OF BAILEY TRACTS NO. 2 AND THE NORTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Address: 5500 South 6th St., Klamath Falls, OR 97603

This document is for record by
Old Republic National Title Insurance
Company as an accommodation only. It has
not been examined as to its execution or
as to its effect upon the title.

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Special Warranty Deed