

**RECORDING COVER SHEET** PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2025-003368**

**Klamath County, Oregon**

05/06/2025 12:31:01 PM

Fee: \$97.00

**FILE NO: 4192706/LB**

**RECORDING REQUESTED BY AND RETURN TO:**

**First American Title  
1225 Crater Lake Ave  
Medford OR 97504**

**1. Title of Document: (ORS 205.234a)**

**Warranty Deed**

**2. Grantor(s): (ORS 205.160)**

**Swan Lake Moulding Company, an Oregon corporation**

**3. Grantee(s): (ORS 205.1251a and 205.160)**

**3225 South Sixth Street, LLC**

**4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):**

**\$400,000.00**

**5. SEND TAX STATEMENTS TO:**

**322 South Sixth Street, LLC  
3193 Horizon Pl  
West Covina, CA 91791**

**6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)**

**Re-recorded to: on instrument previously recorded as Document No. , Jackson County.**

First American Title 419270648

UNLESS A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:

~~Sixth Street LLC~~ 3225 South Sixth Street LLC  
3193 Horizon Pl.  
West Covina, CA 91791

AFTER RECORDING, RETURN TO:

~~Sixth Street LLC~~ 3225 South Sixth Street LLC  
16255 Ventura Blvd. Suite 600  
Encino, CA 91436

Jackson County Official Records **2025-006747**  
R-WD  
Stn=10 MARISCLR 04/04/2025 01:11:02 PM  
\$15.00 \$10.00 \$13.00 \$11.00 \$60.00 **\$109.00**

I, Christine Walker, County Clerk for Jackson County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records.  
Christine Walker - County Clerk

### WARRANTY DEED

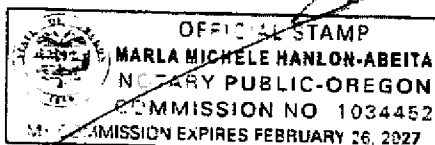
SWAN LAKE MOULDING COMPANY, an Oregon corporation, Grantor, conveys and warrants to 3225 SOUTH SIXTH STREET, LLC, an Oregon limited liability company, Grantee, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

Grantor makes no warranties, express or implied, as to the condition, size, or state of repair of the Property, it being understood by the Grantee that the Property is conveyed to Grantee "AS-IS, WHERE IS, WITH ALL FAULTS", including environmental conditions.

The true consideration for this conveyance is \$400,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 3 day of April, 2025.



SWAN LAKE MOULDING COMPANY, an Oregon corporation

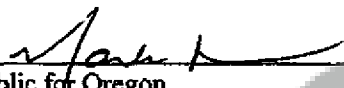
*Terrence J. Scroggin*  
By: TERRENCE J. SCROGGIN, President

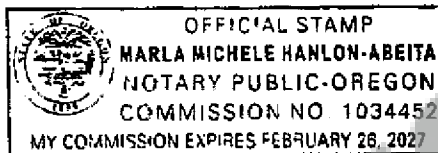
[Notary acknowledgment to follow]

STATE OF OREGON            )  
                                      ) ss.  
County of Klamath         )

On this 3 day of April, 2025, personally appeared the above-named **TERRENCE J. SCROGGIN**, who being sworn, stated that he is the President of **SWAN LAKE MOULDING COMPANY**, an Oregon corporation, and acknowledged that the foregoing instrument was voluntarily signed on behalf of said corporation and by authority of its Board of Directors.

Before me: MARLA MICHELE HANLON-ABEITA

  
Notary Public for Oregon



**EXHIBIT "A"**

The real property commonly known as 3225 S. 6<sup>th</sup> Street, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

PARCEL 2 OF LAND PARTITION 23-08 BEING A REPLAT OF LOT G, SUBDIVISION OF ENTERPRISE TRACT 24 AND OTHER PROPERTY SITUATED IN THE NW1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

[MAP/TL: 3909-003BD-01300, Account # 525523]

**SUBJECT TO:**

1. Water rights, claims or title to water, whether or not shown by the public record.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Waiver forever of any and all claims against the Klamath Irrigation District for damages to the herein described property arising from leakage of the Districts canals or like causes, as set out in document recorded March 12, 1986 as 86-04140.
5. Easement as shown on the recorded plat/partition  
For: Existing building wall  
Affects: See plat for location