

**RECORDING REQUESTED BY:**



1777 SW Chandler Ave., Suite 100  
Bend, OR 97702

**2025-004103**

**Klamath County, Oregon**

05/30/2025 03:51:01 PM

Fee: \$97.00

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0274161-JR

Bradly L. Mombert  
LBLM Investments, LLC, an Oregon limited  
liability company  
60720 Tekampe Road  
Bend, OR 97702

**SEND TAX STATEMENTS TO:**

LBLM Investments, LLC, an Oregon limited  
liability company  
60720 Tekampe Road  
Bend, OR 97702

APN:863916

863863

Map: 3909-009AA-02200

3909-009AA-01700

3344 Washburn Way, Klamath Falls, OR 97603

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**STATUTORY WARRANTY DEED**

**Pekkola-Mombert Properties, LLC, an Oregon limited liability company**, Grantor, conveys and warrants to **LBLM Investments, LLC, an Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 3 and 6 in Block 1 of TRACT 1249, Resubdivision of Lot 4, Block 1, TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS OTHER VALUE.  
(See ORS 93.030).

**Subject to:**

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

STATUTORY WARRANTY DEED  
(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.

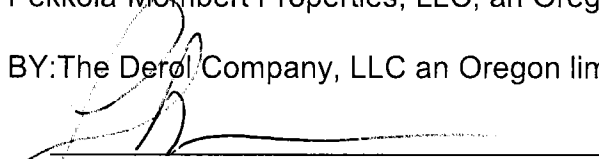
STATUTORY WARRANTY DEED  
(continued)

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

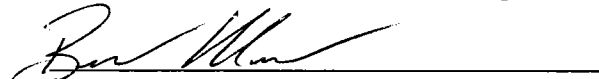
Dated: 5.30.25

Pekkola-Mombert Properties, LLC, an Oregon limited liability company

BY: The Derol Company, LLC an Oregon limited liability company, Member


  
\_\_\_\_\_  
Lisa A. Thompson  
Manager

BY: LBLM Investments, LLC an Oregon limited liability company, Member

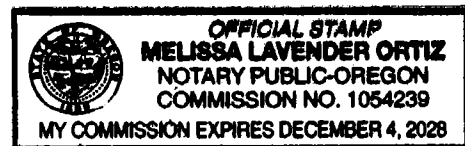
  
\_\_\_\_\_  
Bradly L. Mombert  
Manager

State of OREGON  
County of DESCHUTES

This instrument was acknowledged before me on 5.30.25 by Lisa A. Thompson, as Manager for The Derol Company, LLC.

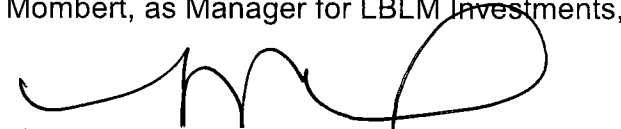
  
\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: 12.4.28

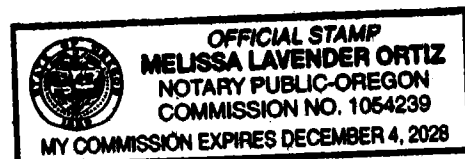


State of OREGON  
County of DESCHUTES

This instrument was acknowledged before me on 5.30.25 by Bradly L. Mombert, as Manager for LBLM Investments, LLC.

  
\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: 12.4.28



## **EXHIBIT "A"**

### **Exceptions**

**Subject to:**

#### **SPECIFIC ITEMS AND EXCEPTIONS:**

**The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and easements in connection therewith.**

**(No inquiry has been made)**

**Reservations, Restrictions and Easements as shown on the official plat of said Land.**

**An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:**

**Granted To: CP National Corporation**

**Recorded: March 18, 1980**

**Instrument No.: M80, page 5069**

**An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:**

**Granted To: CP National Corporation**

**Recorded: March 18, 1980**

**Instrument No.: M80, page 5070**

**The provisions contained in Deed,**

**Recorded: January 19, 1990,**

**Instrument No.: M90, page 1281.**

**An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:**

**Granted To: Pacific Power & Light Company**

**Recorded: May 16, 1995**

**Instrument No.: M95, page 12673**

**Ordinance No. 09-10, annexing certain territories to the City of Klamath Falls, including the terms and provisions thereof,**

**Recorded: August 21, 2009**

**Instrument No.: 2009-010783**

**Temporary Assignment and Assumption Agreement, including the terms and provisions thereof,**

**Recorded: July 30, 2024**

**Instrument No.: 2024-006612**