

This instrument was prepared by:
City Attorney, City of Klamath Falls
500 Klamath Avenue
Klamath Falls OR 97601

Once recorded, return to:
Seyfarth Shaw, LLP
999 Third Avenue, Suite 4700
Seattle, WA 98104-4041

CHICAGO TITLE NCS: 233400-NCS

This Space for Recorder's Use Only.

Oregon General Warranty Deed

State of Oregon
County of Klamath

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Sixty Two Thousand Five Hundred seventy-seven and 40/100 US Dollars (\$ 562,577.40) in hand, paid to City of Klamath Falls, An Oregon Municipal Corporation with an address of 500 Klamath Avenue, Klamath Falls, OR 97601 (the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to Amazon.com Services LLC, A Delaware Limited Liability Company with an address of 410 Terry Ave, North, Seattle WA 98109-5210 (the "Grantee" or Grantees") its successors and assigns the following-described real property, lying, being and situated in Klamath County, Oregon, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number Parcel 1, Land Partition 47-23

The property identified herein is **-OR-** is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

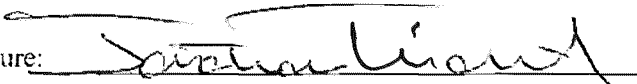
Name: Amazon.com Services LLC
Address: 410 Terry Ave, North, Seattle WA 98109-5210

SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year 2024 and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

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.

Grantor Signature:  Date: 5-22-24

Printed Name: Jonathan Teichert, City Manager

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Oregon)

County of Klamath)

On May 22, 2024 before me, Belen Garcia de la Vega.

personally appeared Jonathan Teichert, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

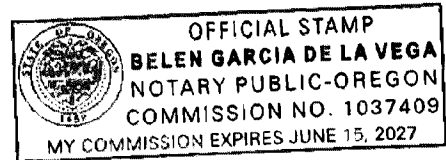
I certify under PENALTY OF PERJURY under the laws of the state of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

Printed Name Belen Garcia de la Vega

My Commission Expires June 15, 2027



(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

PARCEL 1, LAND PARTITION 47-23, BEING A RE-PLAT OF LOT 5 AND A PORTION OF LOT 4 TRACT 1463-KLAMATH FALLS INDUSTRIAL PARK SITUATED IN THE SE1/4 OF THE SW1/4 OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KLAMATH FALLS, OREGON, AS RECORDED WITH THE OFFICE OF THE KLAMATH COUNTY CLERK ON JANUARY 30, 2024 IN INSTRUMENT NO. 2024-000770.