



2015-009198
Klamath County, Oregon
08/18/2015 11:02:05 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Twisted Iron LLC, an Oregon Limited Liability
Company

9889 Harpold

Klamath Falls, OR 97603

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

Twisted Iron LLC, an Oregon Limited Liability
Company

9889 Harpold

Klamath Falls, OR 97603

File No. 46540AM

STATUTORY WARRANTY DEED

Phyllis C. Shidler, Trustee of The Phyllis C. Shidler Living Trust, dated August 29, 2012,

Grantor(s), hereby convey and warrant to

Twisted Iron 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:

**Government Lots 8 and 9 in Section 4, Township 40 South, Range 11 East of the Willamette Meridian,
Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$480,000.00.**

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

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 this 17 day of August, 2015

Phyllis C. Shidler Living Trust,
dated August 29, 2012

By: Phyllis C. Shidler, trustee
Phyllis C. Shidler, Trustee

State of Oregon } ss
County of Klamath }

On this 17 day of August, 2015, before me,
Cherice F. Treasure a Notary Public in and for said state, personally
appeared Phyllis C. Shidler, Trustee of the Phyllis C. Shidler Living Trust, dated August 29, 2012, 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.

Cherice F. Treasure

Notary Public for the State of Oregon

Residing at: Klamath county

Commission Expires: 6/17/2016

