



2015-010806
Klamath County, Oregon
10/01/2015 11:29:57 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Go Superior Now LLC, an Oregon Limited Liability
Company

6930 Airway Dr

Klamath Falls, OR 97603

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

Go Superior Now LLC, an Oregon Limited Liability
Company

6930 Airway Dr

Klamath Falls, OR 97603

File No. 66774AM

STATUTORY WARRANTY DEED

Lora Lee Dowless, Successor Trustee of the 2010 Laver Family Trust, Grantor(s), hereby convey and warrant to

Go Superior Now 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:

Parcel 1: Beginning on the South line of Shasta Way at a point 243 feet West of the Northeast corner of Lot 14 in Block C of Homecrest, Klamath County, Oregon; thence in a Southeasterly direction along the Southwesterly line of parcel Conveyed to State of Oregon, by and through its State Highway Commission, by deed recorded October 14, 1946, Volume 197 page 89, to a point on the North line of the U.S. Government right of way for main irrigation canal, said point being North 76°10' West 140 feet from the Southeast Corner of said Lot 14, Thence Northwesterly along the line of said U.S. Canal to the South line of said Shasta Way, thence East along the South line of Shasta Way to the place of beginning, being all that portion of Lots 11, 12 and 13 of Block C of Homecrest, not heretofore conveyed to the Oregon State Highway Commission, also excepting that portion deeded to Klamath County by deed recorded in Volume M-78 on page 11672, records of Klamath County, Oregon.

Parcel 2: A parcel of land lying in Block C Homecrest and in Lot 8, Block 3, Bryant Tracts, Klamath County, Oregon and being a portion of that property described in those deeds to the State of Oregon, by and through its State Highway Commission, recorded January 25, 1947 in Book 201, Page 333, recorded March 29, 1950 in Book 237, page 579, recorded November 13, 1950 in Book 243, Page 322 and a portion of that property designated as Parcel 1 and described in that deed to the State of Oregon by and through its State Highway Commission, recorded October 14, 1946 in Book 197, Page 89 all of Klamath County Record of Deeds, the said parcel being that portion of said property lying Southwesterly of a line parallel with and 100 feet Southwesterly of the center line of the relocated Klamath Falls-Malin Highway which center line is referred to herein in that deed to the State of Oregon, by and through its State Highway Commission, recorded June 10, 1955 in Book 275, page 121 of Klamath County record of Deeds. Except therefrom that portion of said property lying Northerly of a line parallel with and 30 feet Southerly of the Northerly line of said Block C.

The true and actual consideration for this conveyance is \$200,000.00.

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 25th day of September, 2015

The 2010 Laver Family Trust

By: [Signature]
Lora Lee Dowless, Successor Trustee

State of Oregon } ss.
County of Linn }

On this 25th day of September, 2015, before me, Dustie Branton a Notary Public in and for said state, personally appeared Lora Lee Dowless known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The 2010 Laver Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Dustie Branton
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 12-25-2017

