

*After recording, return to:*

The Oregon Community Foundation  
1221 S.W. Yamhill Street, Suite 100  
Portland, Oregon 97205  
Attention: Ray Klinke

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

OCF Properties V LLC  
c/o The Oregon Community Foundation  
1221 S.W. Yamhill Street, Suite 100  
Portland, Oregon 97205  
Attention: Ray Klinke

### **STATUTORY WARRANTY DEED**

ALAN CHARLES WILSON AND PATRICIA N. WILSON, TRUSTEES OF THE WILSON LIVING TRUST DATED APRIL 9, 2010, Grantor, conveys and warrants to OCF PROPERTIES V LLC, an Oregon limited liability company, Grantee, the real property located in Klamath County, Oregon, and described on the attached Exhibit A, free of all encumbrances, except those described on the attached Exhibit B.

The true consideration for this conveyance is \$0.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 14 day of January, 2016.

Alan Charles Wilson - Co-Trustee

Alan Charles Wilson, Co-Trustee of the Wilson  
Living Trust dated April 9, 2010

Patricia N. Wilson Co-trustee

Patricia N. Wilson, Co-Trustee of the Wilson  
Living Trust dated April 9, 2010

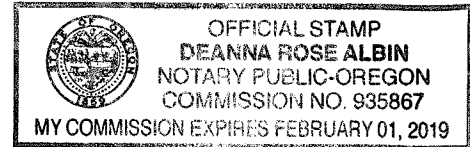
State of OREGON

County of Deschutes

This instrument was acknowledged before me on January 14<sup>th</sup>, 2016,  
by Patricia N. Wilson, Co-Trustee of the Wilson Living Trust dated April 9, 2010.

My Commission Expires: 2/1/19

Deanna Rose Albin  
Notary Public for the State of Oregon



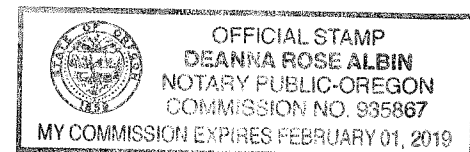
State of OREGON

County of Deschutes

This instrument was acknowledged before me on January 14<sup>th</sup>, 2016,  
by Alan Charles Wilson, Co-Trustee of the Wilson Living Trust dated April 9, 2010.

My Commission Expires: 2/1/19

Deanna Rose Albin  
Notary Public for the State of Oregon



## **EXHIBIT A**

### **Legal Description**

Real Property in the County of Klamath, State of Oregon, described as follows:

LOTS 20 AND 21, BLOCK 20 OF TRACT NO. 1113, OREGON SHORES SUBDIVISION,  
UNIT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF  
THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

## **EXHIBIT B**

### **Permitted Encumbrances**

1. Restrictions as shown on the official plat of said land.
2. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Recorded: November 19, 1977  
Instrument No.: M77, page 22105  
  
Amended by instrument,  
Recorded: February 13, 1978  
Instrument No.: M78, page 02676  
  
Amended by instrument,  
Recorded: April 1, 1996  
Instrument No.: M96, page 9087  
  
Amended by instrument,  
Recorded: July 14, 1999  
Instrument No.: M99, page 28132  
  
Amended by instrument,  
Recorded: August 4, 2003  
Instrument No.: M03, page 55205  
  
Amended by instrument,  
Recorded: July 6, 2004  
Instrument No.: M04, page 43885  
  
Amended by instrument,  
Recorded: June 29, 2006  
Instrument No.: M06, page 13239
3. The provisions contained in Quitclaim Deed, Recorded: July 6, 1979,  
Instrument No.: M79-15973.
4. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,  
Recorded: August 20, 2004  
Instrument No.: M04, page 55422  
  
Amended by instrument,  
Recorded: June 29, 2006  
Instrument No.: M06, page 13240