



THIS SPACE RES

2017-004238
Klamath County, Oregon
04/24/2017 02:02:00 PM
Fee: \$47.00

After recording return to:

S. Garland, Inc., a Nevada corporation

63 Via Pico Plaza #544

San Clemente, CA 92672

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

S. Garland, Inc., a Nevada corporation

63 Via Pico Plaza #544

San Clemente, CA 92672

File No. 158844AM

STATUTORY WARRANTY DEED

**Douglas Hom, Successor Trustee for the James Hom Residuary Trust Agreement, dated November 30, 1994
and**

**Douglas Hom, Successor Trustee for the Lily K.I. Hom Revocable Trust Agreement, dated March 21, 1986,
each as to an undivided one-half (1/2) interest,**

Grantor(s), hereby convey and warrant to

S. Garland, Inc., a Nevada corporation,

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:

**Lot 10 and 11 in Block 4, OREGON SHORES SUBDIVISION TRACT 1053, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$5,500.00.

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:

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 19th day of April, 2017.

James Hom Residuary Trust Agreement

By: [Signature]
Douglas Hom, Successor Trustee

Lily K.I. Hom Revocable Trust Agreement

By: [Signature]
Douglas Hom, Successor Trustee

State of Hawaii } ss
County of Honolulu }

On this 19th day of April, 2017, before me, MARLA FISHELL, a Notary Public in and for said state, personally appeared Douglas Hom, as Successor Trustee of the James Hom Residuary Trust Agreement and as Successor Trustee of the Lily K.I. Hom Revocable Trust Agreement, 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.

[Signature]
Notary Public for the State of Hawaii
Residing at: Honolulu
Commission Expires: 08-29-20



Doc. Date: 4-19-17 # Pages: 2
Notary Name: Marla Fishell 1st Circuit
Doc. Description: Statutory
Warranty Deed
[Signature] 4-19-17
Notary Signature Date
NOTARY CERTIFICATION