

3TT82AM

2017-005806

Klamath County, Oregon

05/30/2017 11:32:00 AM

Fee: \$57.00

**RECORDING REQUESTED BY:**

Fidelity National Title Agency, Inc.

**GRANTOR'S NAME:**

Taylor A. Day

**GRANTEE'S NAME:**

DG-Chiloquin, OR, Ca-1-UT, LLC, a  
Utah limited liability company

**SEND TAX STATEMENTS TO:**

Embree Asset Group, Inc.

Attn: Alison Barclay

4747 Williams Drive

Georgetown, TX 78633

**AFTER RECORDING RETURN TO:**

Embree Asset Group, Inc.

Attn: Alison Barclay

4747 Williams Drive

Georgetown, TX 78633

**Address of Property:**

Hwy 97 & South Chiloquin Road

Chiloquin, OR

ESCROW NO.: 39001899-039-PGK

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Taylor A. Day, ("Grantor")**

conveys and warrants to

**DG-Chiloquin, OR-1-UT, LLC, a Utah limited liability company, ("Grantee")**

the following described real property, free and clear of encumbrances except as specifically set forth below in attached Exhibit "B", situated in **Klamath County, Oregon** as described in attached Exhibit "A":

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED EIGHTY NINE THOUSAND AND NO/100 DOLLARS (\$289,000.00). (See ORS 93.030).

**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**

Spwarr01


5/31/17

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 26, 2017

Grantor:

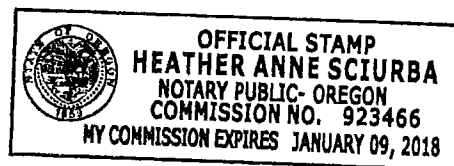
  
Taylor A. Day

NOTARY ACKNOWLEDGMENT(S) TO STATUTORY WARRANTY DEED

State of Oregon  
County of Clatsop } ss:

This document was acknowledged before me on this 26 day of May, 2017, by  
Taylor A. Day

  
Notary Public for: Oregon  
Commission Expiration: Jan 9 2018



Escrow No.: 39001899-039-PGK

**EXHIBIT "A"**  
**Legal Description**

Parcel 2 of Partition Plat LP 11-16, a replat of a portion of the Government Lots 1, 7 and 8 in the NE1/4 of Section 4, Township 35 South, Range 7 East, of the Willamette Meridian Klamath County, Oregon, recorded April 7, 2017 in Instrument 2017-003674.

## **EXHIBIT B**

Land Status Report, including the terms and provisions thereof,  
Recorded: July 20, 1959  
Book: 314, Page: 293, Deed Records

The provisions contained in Warranty Deed,  
Recorded: May 3, 1960,  
Book: 320, Page: 609, Deed Records

The provisions contained in Warranty Deed,  
Recorded: May 3, 1960,  
Book: 320, Page: 611, Deed Records

The provisions contained in Warranty Deed,  
Recorded: March 22, 1961,  
Book: 328, Page: 169, Deed Records

An easement including the terms and provisions thereof, affecting the portion of said premises  
and for the purposes stated therein as set forth in instrument:  
Granted To: Pacific Power & Light Company  
Recorded: March 28, 1962  
Book: 336, Page: 314, Deed Records

Reservation of all subsurface rights except water, including the terms and provisions contained  
therein, in deed from United States of America.  
Recorded: July 15, 1965  
Book: M65, Page 18

Reservation of all subsurface rights except water, including the terms and provisions contained  
therein, in deed from United States of America.  
Recorded: August 23, 1971  
Book: M71, Page 8895

Limited access provisions contained in Deed from Worthen Family Trust Number One to State  
of Oregon, by and through its State Highway Commission, which provided that no right or  
easement of right of access to, from or across the State Highway other than expressly therein  
provided for shall attach to the abutting property,  
Recorded: September 18, 1991  
Book: M91, Page: 18854

CLUP 3-16 Final Order, including the terms and provisions thereof,  
Recorded: July 12, 2016  
Instrument No.: 2016-007361

Easements, reservations, notes and/or dedications as shown on Partition Plat No. LP 11-16