

Western Title & Escrow

497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

The Edmund A. Wong Revocable Living Trust dated 11/09/2015

GRANTEE'S NAME:

Susan C. Simonton

AFTER RECORDING RETURN TO:

Order No.: WT0141024-AMD

Susan C. Simonton
106 Brae Burn Drive
Eugene, OR 97405

SEND TAX STATEMENTS TO:

Susan C. Simonton
106 Brae Burn Drive
Eugene, OR 97405

APN: R881519
Map: R-2409-019DA-01500-000
138223 Hillcrest, Gilchrist, OR 97737

2017-006897

Klamath County, Oregon

06/23/2017 11:36:00 AM

Fee: \$57.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Edmund A. Wong, trustee of the Edmund A. Wong Revocable Living Trust dated 11/09/2015, Grantor, conveys and warrants to Susan C. Simonton, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 74 of Tract 1318, Gilchrist Townsite, according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$105,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 6/20/17

The Edmund A. Wong Revocable Living Trust dated 11/09/2015

BY: Edmund A. Wong
Edmund A. Wong, Trustee

State of OREGON
County of Deschutes

This instrument was acknowledged before me on June 20, 2017 by Edmund A. Wong, as Trustee for
The Edmund A. Wong Revocable Living Trust dated 11/09/2015.

Christina Ann Moore
Notary Public - State of Oregon

My Commission Expires: 8/18/19

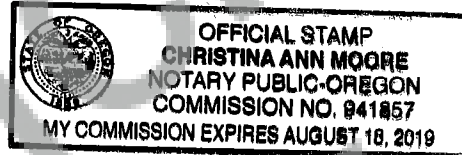


EXHIBIT "A"
Exceptions

Subject to:

6. Covenants, conditions, restrictions and easements as shown on the recorded plat of Tract 1318, Gilchrist Townsite.
7. Blanket easement for water and sanitary sewer systems maintenance as shown on the official plat of said land.
Assignment of Easement
Recorded: October 5, 1999
Instrument No.: M99, page 39664
Assignors: Wayne G. Ernst, Jan K. Houck, William L. Ernst and John S. Ernst
Assignee: Gilchrist Sewer Company, L.L.C., an Oregon Limited Liability Company.
8. Access and Utility easement as shown on the official plat of said land.
9. Conditions, restrictions, easements and assessments, as shown on Land Partition 52-91.
10. 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: The United States of America
Recorded: February 6, 1911
Instrument No.: Volume 34, page 24
11. The Shevlin-Hixon Company, a Delaware Corporation, including the terms and provisions thereof,
Recorded: October 25, 1943
Instrument No.: Volume 159, page 300
The beneficial interest was assigned of record to The Shevlin-Hixon Company, a Delaware Corporation by assignment,
Recorded: March 12, 1951
Instrument No.: _Volume 245, page 590
An agreement to modify the terms and provisions of said Deed of Trust as therein provided:
Recorded: February 29, 1952
Instrument No.: Volume 253, page 222
The beneficial interest was assigned of record to Diamond Group Inc. by assignment,
Recorded: February 9, 1987
Instrument No.: M87, page 2089
12. Access Restrictions contained in Deed from Gilchrist Timber Company 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: March 20, 1952
Instrument No.: Volume 253, page 525
An agreement to modify the terms and provisions as therein provided:
Recorded: April 2, 1968
Instrument No.: M68, page 2582
An agreement to modify the terms and provisions as therein provided:
Recorded: April 14, 1975
Instrument No.: M75, page 3979
13. 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: Cascade Natural Gas Corporation
Recorded: September 13, 1962
Instrument No.: Volume 340, page 224
14. 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: Cascade Natural Gas Corporation, a Washington Corporation
Recorded: June 17, 1988
Instrument No.: M88, page 9373
15. Agreement, including the terms and provisions thereof,
Recorded: September 17, 1991
Instrument No.: M91, page 18726

EXHIBIT "A"
Exceptions

16. Water System Agreement and Easement, including the terms and provisions thereof,

Recorded: October 4, 1991

Instrument No.: M91, page 20345

Amended by Assignment of Easements and Agreements, including the terms and provisions thereof,

Recorded: September 24, 1999

Instrument No.: M99, page 38078

17. Access Easement Agreement, including the terms and provisions thereof,

Recorded: October 4, 1991

Instrument No.: M91, page 20370

18. Communications Line Right of Way Easement as disclosed in document,

Recorded: August 15, 1996

Instrument No.: M96, page 25105

19. 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 27, 1996

Instrument No.: M96, page 37354