

GRANTOR NAME AND ADDRESS:

Jerry Rainey and Todd Thomas, Successor
Co-Trustees of the Ramirez Family Trust
5729 Main Street, PMB 256
Springfield, OR 97478

2017-011101

Klamath County, Oregon

09/29/2017 03:37:00 PM

Fee: \$52.00

GRANTEE NAME AND ADDRESS:

Ramirez Properties, LLC
c/o Cornerstone Services, Inc., its Manager
5729 Main Street, PMB 256
Springfield, OR 97478

AFTER RECORDING, RETURN TO:

Lance A. LeFever
1011 Harlow Road, Suite 300
Springfield, OR 97477

UNTIL A CHANGE IS REQUESTED,

SEND ALL TAX STATEMENTS TO:

Ramirez Properties, LLC
c/o Cornerstone Services, Inc., its Manager
5729 Main Street, PMB 256
Springfield, OR 97478

**STATUTORY WARRANTY DEED
(Statutory Form ORS 93.850)**

Gerald T. Rainey and Todd Thomas, Successor Co-Trustees of the Ramirez Family Trust, Grantor, convey and warrant to Ramirez Properties, LLC, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

See attached Exhibit A

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except for easements, reservations, restrictions and encumbrances of record, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided, however, that the foregoing covenants are limited to the extent of coverage if any available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage, and to limit available remedies to proceeds available under such title insurance, if any.

The true consideration for this conveyance is: other than money.


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 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

Page 1 – Statutory Warranty Deed

**RECORDED BY EVERGREEN LAND TITLE
CO. AS AN ACCOMMODATION ONLY. NO
LIABILITY ACCEPTED FOR CONDITION
OF TITLE OR VALIDITY, SUFFICIENCY, OR
EFFECT OF DOCUMENT.**

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 21 day of September, 2017.




Gerald T. Rainey



Todd Thomas

STATE OF OREGON; County of Lane: ss.

The foregoing instrument was acknowledged before me this 21 day of September, 2017, by Gerald T. Rainey and Todd Thomas, Successor Co-Trustees of the Ramirez Family Trust.



Notary Public for Oregon
My Commission Expires: October 25, 2020

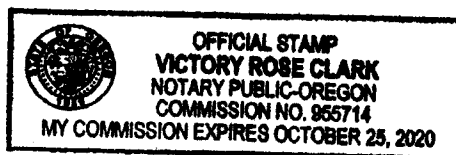


EXHIBIT A
DESCRIPTIONS OF REAL PROPERTIES
TRANSFERRED TO RAMIREZ PROPERTIES, LLC

Parcel I

Beginning at a point 746.4 feet west and 10 chains south of the $\frac{1}{4}$ corner common to Sections 26 and 27, Township 34 South, Range 7 East of the Willamette Meridian; thence East 377.9 feet to an iron pipe; thence North $63^{\circ} 16'$ West 355.0 feet to an iron pipe; thence South $87^{\circ} 43'$ West 61.0 feet and South 157.2 feet to the place of beginning; located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 27, Township 34 South, Range 7 East of the Willamette Meridian, containing 0.80 acres.

(Commonly known as Chiloquin property, Property ID R194373 Map Tax Lot # R-3407-027DA-00900-000)

Parcel II

Lot 5 of Tract 1459, Redwood Hills, Phase 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(commonly known as: (a) Property ID R894838 11948 Ramirez Rd, Klamath Falls, Oregon, Map and Tax Lot # R-3910-009AC-2100-000; (b) Property ID R592601 11949 Ramirez Rd, Klamath Falls, Oregon, Map and Tax Lot # R-3910-009AD-2200-000, and (c) Property ID R892615 Map and Tax Lot # R-3910-009AD-2200-000)

Parcel III

Parcel 1 of Land Partition 31-13 being a replat of Parcel 3 of Land Partition 51-95, situated in the NE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, recorded April 1, 2014 in 2014-002823, Records of Klamath County, Oregon.

(commonly known as Property ID R881062, Map and Tax Lot # R-3910-009AA-00800-000)

Parcel IV

Parcel 2 of Land Partition 31-13 being a replat of Parcel 3 of Land Partition 51-95, situated in the NE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, recorded April 1, 2014 in 2014-002823, Records of Klamath County, Oregon.

(commonly known as Property ID R897962 Map Tax Lot # R-3910-009AA-00801-000)

Parcel V

Parcel 3 of Land Partition 31-13 being a replat of Parcel 3 of Land Partition 51-95, situated in the NE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Recorded April 1, 2014 in 2014-002823, Records of Klamath County, Oregon.

(commonly known as Property ID R897963 Map Tax Lot # R-3910-009AA-00802-000)