



2018-000193

Klamath County, Oregon

01/05/2018 10:00:01 AM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Luxor Estate, Inc. an Oregon Corporation

250 Main St. Ste. A

Klamath Falls, OR 97601

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

Luxor Estate, Inc. an Oregon Corporation

250 Main St. Ste. A

Klamath Falls, OR 97601

File No. 211936AM

STATUTORY WARRANTY DEED

James W. Ward, Successor Trustee under the Elsie Irene Spears Loving Trust dated August 1, 1997 and any amendments thereto,

Grantor(s), hereby convey and warrant to

Luxor Estate, Inc. an Oregon 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$225,000.00.

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 3 day of January, 2018

The Elsie Irene Spears Loving Trust

By: X James W. Ward Successor Trustee

State of Colorado ss
County of LaRimer

On this 3rd day of January, 2018, before me, Dorothy A. Allen a Notary Public in and for said state, personally appeared James W. Ward, Successor Trustee of The Elsie Irene Spears Loving Trust, 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.

Dorothy A. Allen
Notary Public for the State of Colorado
Residing at: 135 Canyon River Rd Drake CO 80515
Commission Expires: 4/30/2020

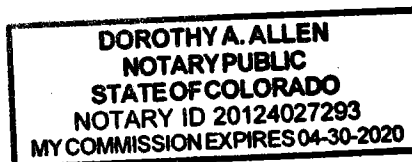


EXHIBIT "A"

211936AM

Parcel 1:

Lot 56, Fair Acres Subdivision No. 1, excepting the North 100 feet of the East 150 feet thereof, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

The North 100 feet of the East 150 feet of Lot 56, Fair Acres Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 3:

Lot 57, Fair Acres Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM all that portion described as follows:

Beginning at the Southeast corner of Lot 57 of Fair Acres Subdivision No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, running thence North along the Westerly line of Homedale Road a distance of 51 feet; thence West parallel to the South line of said Lot 57, a distance of 130 feet; thence South parallel with the East line of said Lot 57, a distance of 51 feet to the South line of said Lot 57; thence East along the South line of said lot a distance of 130 feet to the place of beginning; being a portion of said Lot 57 of Fair Acres Subdivision No. 1 in Klamath County, Oregon.

EXCEPTING FROM PARCELS 1, 2 AND 3 all that portion described in Document recorded December 5, 1963 in Volume 349, page 511, Deed Records of Klamath County, Oregon.