



THIS SPACE RESERVED FOR

2018-001343
Klamath County, Oregon
02/01/2018 02:56:02 PM
Fee: \$57.00

After recording return to:
Varney Creek Cinders LLC, an Oregon Limited
Liability Company
PO Box 3127
Central Point, OR 97502

Until a change is requested all tax statements shall be
sent to the following address:
Varney Creek Cinders LLC, an Oregon Limited
Liability Company
PO Box 3127
Central Point, OR 97502
File No. 211252AM

STATUTORY WARRANTY DEED

**Albert E. Wampler and Helen M. Wampler,
Trustees of the Albert and Helen Wampler Trust UTA November 24, 1992,**

**and Beverly A. Demetrakos, Trustee of the Beverly Demetrakos 2013 Trust under Agreement dated March
11, 2013**

Each as to an undivided one-half interest,

Grantor(s), hereby convey and warrant to

Varney Creek Cinders LLC, an Oregon Limited Liability Company,

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 Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$146,000.00.

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:

Blank.

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 31st day of January, 2018.

Albert & Helen Wampler Trust UTA 11/24/92

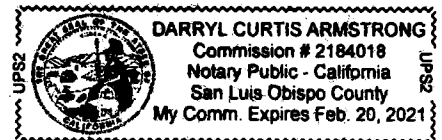
By: Albert E. Wampler Trustee
Albert E. Wampler, Trustee

By: Helen M. Wampler Trustee
Helen M. Wampler, Trustee

State of CALIFORNIA } ss
County of San Luis Obispo

On this 31st day of January, 2018, before me,
Darryl Curtis Armstrong a Notary Public in and for said state, personally appeared Albert E. Wampler and Helen M. Wampler, Trustees of the Albert & Helen Wampler 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.

Darryl Curtis Armstrong
Notary Public for the State of CALIFORNIA
Residing at: 1226 Main Street, San Luis Obispo, CA 93401
Commission Expires: 02/20/21



Beverly Demetrakos 2013 Trust under agreement dated the 11th day of March 2013

By: _____
Beverly A. Demetrakos, Trustee

State of _____ } ss
County of _____

On this _____ day of _____, 2018, before me, Heather Sciurba, a Notary Public in and for said state, personally appeared Beverly A. Demetrakos, Trustee of the Beverly Demetrakos 2013 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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 31 day of Jan, 2018

Albert & Helen Wampler Trust UTA 11/24/92

By: _____
Albert E. Wampler, Trustee

By: _____
Helen M. Wampler, Trustee

State of _____ } ss
County of _____ }

On this _____ day of _____, 2018, before me, _____ a Notary Public in and for said state, personally appeared Albert E. Wampler and Helen M. Wampler, Trustees of the Albert & Helen Wampler 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Beverly Demetrakos 2013 Trust under agreement dated the 11th day of March 2013

By: Beverly Demetrakos
Beverly A. Demetrakos, Trustee

State of Oregon } ss
County of Klamath }

On this 31 day of Jan, 2018, before me, Heather Sciurba, a Notary Public in and for said state, personally appeared Beverly A. Demetrakos, Trustee of the Beverly Demetrakos 2013 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.

Heather Sciurba
Notary Public for the State of Oregon
Residing at: Klamath County OR
Commission Expires: Dec 17 2021

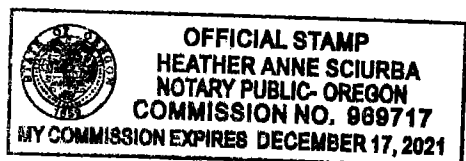


EXHIBIT "A"

Parcel 1:

Parcel 1 of Land Partition 26-08 located in the NE1/4 and the SE1/4 of Section 16, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, recorded November 29, 2011 as Instrument No. 2011-13213, more particularly described as follows:

BEGINNING AT THE NORTHEAST CORNER OF THE SE1/4 NE1/4 OF SAID SECTION 16; THENCE SOUTH 01°13'32" EAST, ALONG THE EAST LINE OF THE SAID SE1/4 NE1/4, 1306.74 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 16; THENCE WEST 1400.62 FEET TO A POINT ON THE BOUNDARY OF BLOCK 1 OF "TRACT 1017 - MOUNTAIN LAKE HOMESITES"; THENCE ALONG THE BOUNDARY OF SAID "TRACT 1017", NORTH 01°42'44" WEST 676.69 FEET AND SOUTH 88°17'16" WEST 399.35 FEET TO THE CENTERLINE OF STATE HIGHWAY 140; THENCE SOUTHWESTERLY, ALONG THE SAID CENTERLINE, 926.0 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 16; THENCE SOUTH 89°12'11" WEST, ALONG THE SAID SOUTH LINE, 463.66 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 00°01'01" WEST, ALONG THE WEST LINE OF THE SAID NE1/4, 1320.35 FEET TO THE C-N 1/16 CORNER OF SAID SECTION 16; THENCE, NORTH 00°00'08" EAST, ALONG THE SAID WEST LINE, 1319.28 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 89°49'33" EAST, ALONG THE NORTH LINE OF SAID SECTION 16, 496.00 FEET; THENCE SOUTH 00°00'08" WEST, ALONG THE EAST LINE OF THE WEST 15.0 ACRES OF THE NW1/4 NE1/4 OF SAID SECTION 16, 1316.88 FEET A POINT ON THE NORTH LINE OF THE SE1/4 NE1/4 OF SAID SECTION 16; THENCE NORTH 89°32'56" EAST, ALONG THE SAID NORTH LINE, 2144.19 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON "LAND PARTITION 26-08" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

Parcel 2:

Lots 1, 2, and 3 in Block 1 of Mountain Lake Homesites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.