



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Quail Mountain Inc., an Oregon Corporation
4033 Miller Ave
Klamath Falls, OR 97601

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

Quail Mountain Inc., an Oregon Corporation
4033 Miller Ave
Klamath Falls, OR 97601

File No. 227769AM

STATUTORY WARRANTY DEED

Albert Letsch and Bernetha Letsch, Trustees of the Letsch Revocable Living Trust

Grantor(s), hereby convey and warrant to

Quail Mountain 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:

A tract of land situated in the E1/2 of the NE1/4 of Section 34, Township 38 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

Beginning at an iron pin located on the Southeast corner of the NE1/4 of the NE1/4 of said Section 34; thence North along the east line of said Section 34 a distance of 40.0 feet to an iron pin; thence South 88°33' West parallel to the South line of the NE1/4 of the NE1/4 of said section 34 a distance of 515.9 feet to an iron pin; thence South 10°10' West a distance of 122.4 feet to an iron pin; thence North 88°53' East a distance of 537.5 feet to an iron pin located on the East line of said Section 34; thence North along the East line of said Section 34 a distance of 83.0 feet more or less to the point of beginning.

ALSO a tract of land located in the E1/2 of the SE1/4 of the NE1/4 of Section 34 Township 38 South, Range 9 E.W.M., Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located on the East line of said Section 34 South a distance 83.0 feet from the SE corner of the NE1/4 of the NE1/4 of said Section 34; thence South along the East line of said Section 34 a distance of 160.0 feet to an iron pin; thence South 88° 53' West a distance of 604.9 feet to an iron pin; thence North 22° 50' 36" East a distance of 173.62 feet to an iron pin; thence North 88°53' East a distance of 537.5 feet to the point of beginning.

EXCEPTING THEREFROM all property deeded to Klamath County, Oregon for Foothills Boulevard.

The true and actual consideration for this conveyance is \$20,000.00.

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 12 day of April, 2018.

Letsch Revocable Living Trust

Albert Letsch, Trustee
By: Albert Letsch, Trustee

Bernetha Letsch, Trustee
By: Bernetha Letsch, Trustee

State of Oregon } ss
County of Klamath County }

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On this 12 day of April, 2018, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Albert Letsch and Bernetha Letsch, Trustees of the Letsch Revocable Living 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: Nov 06, 2020

