

After recording return to:

Robert M. Newlon Jr. & Deborah E.
Newlon
3434 North Ridge Dr.
Klamath Falls, OR 97601

**Until a change is requested, all tax
Statements shall be sent to Grantee at the
following address:**

Robert M. Newlon Jr. & Deborah E.
Newlon
3434 North Ridge Dr.
Klamath Falls, OR 97601

GRANTOR: North Ridge Estates
Receivership, LLC, an Oregon Limited
Liability Company

GRANTEE: Robert M. Newlon Jr. &
Deborah E. Newlon

This Space Reserved for Recorder's Use

STATUTORY WARRANTY DEED

North Ridge Estates Receivership, LLC, an Oregon Limited Liability Company ("Grantor") conveys and specially warrants to Robert M. Newlon Jr. & Deborah E. Newlon, as Tenants by the Entirety ("Grantee") the real property in Klamath County, Oregon, more particularly described on Exhibit A attached hereto and by this reference incorporated herein, free of encumbrances except for those encumbrances set forth on Exhibit B, attached hereto and by this reference incorporated herein.

Grantee has not relied on any statements or representations from Grantor or any person acting on behalf of Grantor concerning the condition of the real property described in Exhibit A, herein (Property), including but not limited to, environmental condition above or below the surface of the Property or compliance with environmental laws and other governmental requirements or any other matter affecting or relating to the Property or any portion thereof. Grantee is acquiring the Property in the condition existing at the time of conveyance, AS IS, with all defects, if any. Grantee waives, releases, and forever discharges Grantor and Daniel J. Silver from any and all claims, actions, causes of action, fines, penalties, damages (including consequential, incidental, and special damages), costs (including the cost of complying with any judicial or governmental order or directive), and expenses (including attorney fees), direct or indirect, known or unknown, foreseen or unforeseen, under any federal, state, or local law, statutory or otherwise (including the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601 et seq. and ORS 465.325) that may arise out of or in connection with any physical characteristic or condition of the Property, including but not limited to the presence of asbestos, or any law, rule, or regulations applicable to the Property. These provisions shall be binding on Grantee and Grantee's successors and assigns.

The true consideration for this conveyance is other property or value given.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this JUNE 7, 2019.

GRANTOR:

By: [Signature]
Daniel J. Silver

Its: Member

STATE OF WASHINGTON }

ss.

COUNTY OF THURSTON

The foregoing instrument was acknowledged before me this 7 day of June, 2019, by Daniel J. Silver.

Name: [Signature]
NOTARY PUBLIC for the State of WASHINGTON
Residing at Olympia
My commission expires: 8/9/21

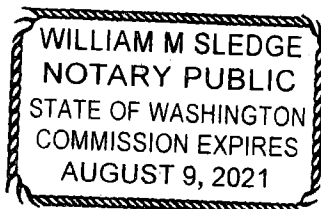


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

Lot 13, TRACT 1306 - SECOND ADDITION TO NORTH RIDGE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A portion of Lot 14 of "Tract 1306 - Second Addition to North Ridge Estates", situated in the NW1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

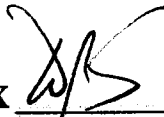
Beginning at a point on the Westerly right of way line of North Ridge Drive, said point being the corner common to said Lots 13 and 14, as marked by a 5/8 inch iron pin with Tru-Line Surveying, Inc. plastic cap; thence South 79° 30' 47" West 239.80 feet; thence North 87° 40' 18" West 302.35 feet to the Northwest corner of said Lot 14; thence North 86° 39' 47" East 538.81 feet to the point of beginning, with bearings based on said "Tract 1306 - Second Addition to North Ridge Estates", on file at the Office of the Klamath County Surveyor. Also referred to as "Property Line Adjustment 20-00".

X
X

EXHIBIT B

PERMITTED ENCUMBRANCES

All restrictions of record and any encumbrance, whether or not of record as of the date of conveyance of this Statutory Warranty Deed, imposed by a federal, state, or local health or environmental agency with respect to hazardous substances, including asbestos, located on the real property described in Exhibit A, herein.

X 
X 