

RECORDING REQUESTED BY:



12809 SE 93rd Avenue  
Clackamas, OR 97015

2019-009362

Klamath County, Oregon

08/16/2019 11:36:01 AM

Fee: \$92.00

GRANTOR'S NAME:  
~~Bartholomew J. Lewis~~ Bartholomew J. Lewis

GRANTEE'S NAME:  
VIS Investment LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:  
Order No.: 45141912753-RL  
VIS Investment LLC, an Oregon limited liability company  
P.O. Box 5361  
Salem, OR 97304,

SEND TAX STATEMENTS TO:  
VIS Investment LLC, an Oregon limited liability company  
P.O. Box 5361  
Salem, OR 97304

36705 Highway 97 N, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bartholomew

~~Bartholomew~~ J. Lewis, Grantor, conveys and warrants to VIS Investment LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$58,000.00). (See ORS 93.030).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: August 15, 2019

~~Bartholomew~~ J. Lewis

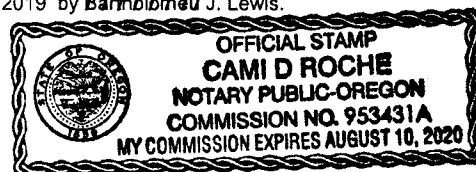
Bartholomew

State of Oregon  
County of Lane

Bartholomew

This instrument was acknowledged before me on August 15, 2019 by ~~Bartholomew~~ J. Lewis.

Notary Public - State of Oregon  
My Commission Expires: 8/10/20



Amerititle 311620AM

**EXHIBIT "A"**  
**Attachment to Statutory Warranty Deed**  
**LEGAL DESCRIPTION**

The following described real property situated in Klamath County, Oregon.

That portion of Government Lot 2, in Section 9, Township 35 South, Range 7 East of the Willamette Meridian, lying East of Highway 97 and lying South of the following described right of way:

A 60-foot right of way beginning at a point on the East line of Government Lot 2 which is 435 feet South of the Northeast corner of Government Lot 2; thence West to the Easterly right of way line of Highway 97; thence South 60 feet along said right of way line; thence East to the East line of Government Lot 2; thence North along said East line 60 feet to the point of beginning.

Excepting therefrom that portion conveyed to the State of Oregon by and through the State Highway Division, more particularly described as follows:

A parcel of land lying in Lot 2 of Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property described in that Contract to J.B. and Blanche M. Ford, recorded in Book M79, page 10813 of Klamath County Record of Deeds; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Easterly side of the center line of the relocated Dalles-California Highway which center line is described as follows:

Beginning at Engineer's center line Station 3125+00, said station being 1288.13 feet South and 1086.50 feet East of the North quarter corner of Section 4, Township 35 South, Range 7 East of the Willamette Meridian; thence South 6° 29' 28" West 519.89 feet; thence on a spiral curve left (the long chord of which bears South 6° 21' 58" West 250 feet; thence on a 19,098.59 foot radius curve left (the long chord of which bears South 5° 43' 33" West 260.18 feet) 260.19 feet; thence on a spiral curve left (the long chord of which bears South 5° 05' 08" West 250 feet), 250 feet; thence South 4° 57' 38" West 6419.92 feet to the Engineer's center line Station 3202+00.

**EXHIBIT "B"**  
**Attachment to Statutory Warranty Deed**  
**36705 Highway 97 N. Chiloquin, OR 97624**

Subject to:

- . Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber Fire Patrol

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

- . The provisions contained in Deed,  
Recorded: September 26, 1957,  
Volume: 294, page 481, Deed Records

- . An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Recorded: June 29, 1977

Volume: M77, page 11452

- . An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Telephone Utilities of Eastern Oregon, Inc.

Recorded: February 17, 1987

Volume: M87, page 2484

Limited access provisions contained in Deed from J.B. Ford and Blanche M. Ford to State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,

Recorded: November 8, 1989

Volume: M89, page 21637