

THIS SPACE RESERVED F

2019-011482

Klamath County, Oregon

10/02/2019 02:38:01 PM

Fee: \$97.00

After recording return to:
Christine Fay and Mark Fay
1674 Cove Pt.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
Sent to the following address:
Christine and Mark Fay
1674 Cove Pt.
Klamath Falls, OR 97601

324902AM(DS)

SPECIAL WARRANTY DEED

**Chemtrade Sulfate Chemicals Inc., a Texas corporation,
Successor by name change to Fini Enterprises, Inc., a Texas corporation**

Grantor, hereby conveys and warrants specially to

Christine Fay and Mark Fay, as Tenants by the Entirety

Grantee(s), the following described real property in the County of Klamath and State of Oregon, free of encumbrances created or suffered by the Grantor, except as specifically set forth herein:

PARCEL 1:

Parcel 2 of LAND PARTITION 22-92, situated in the SE1/4 SE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Parcel 1 of Land Partition 63-97 being Parcel 1 of "Land Partition 22-92", situated in Government Lots 4 and 5 being in the SE1/4 SE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$400,000.00.

Said premises are conveyed subject to:

1. **2019-2020 Real Property Taxes, a lien not yet due and payable**
2. **Waiver of Riparian Rights, including the terms and provisions thereof,
Recorded: September 16, 1905
Instrument No.: Volume 18 Page 346**

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3. **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: The California Oregon Power Company
Recorded: May 4, 1914
Instrument No.: Volume 42 Page 116**
4. **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: City of Klamath Falls, Oregon
Recorded: April 5, 1983
Instrument No.: M83 5022**
5. **Non-Exclusive Private Easement as shown on the Partition Plat No. 22-92.**
6. **Sewer Line Easement as shown on the Partition Plat No. 22-92.**
7. **Declaration of Annexation, including the terms and provisions thereof,
Recorded: October 26, 1993
Instrument No.: M93 28117**
8. **A Special Ordinance Annexing Certain Territory to the City of Klamath Falls, including the terms and provisions thereof,
Recorded: May 21, 1999
Instrument No.: M99 20296**
9. **Ordinance No. 09-06, including the terms and provisions thereof,
Recorded: August 11, 2009
Instrument No.: 2009-010785**

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 27 day of September, 2019.

CHEMTRADE SULFATE CHEMICALS INC.

By: R Bhandari
Name: Rohit Bhandari
Title: Chief Financial Officer

NOTARIAL CERTIFICATE

CANADA
PROVINCE OF

Ontario

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)

TO ALL WHOM THESE
PRESENTS MAY COME,
BE SEEN, OR KNOWN:

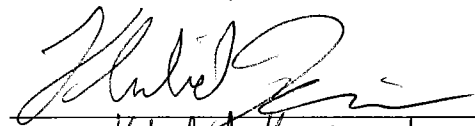
I Khalid Karim, a Notary Public for the province of Ontario by
Royal Authority duly appointed, residing in the City of Newmarket, in the said Province.

DO CERTIFY AND ATTEST that the document hereto annexed, Special Warranty Deed,
was signed by Rohit Bhargava in my presence. I confirm that Rohit Bhargava produced
his/her Ontario drivers licence No. B3219-66506-40911 evidencing his/her identity, an
act whereof being requested I have granted under my Notarial Form and Seal of Office to serve and avail
as occasion shall or may require.

IN TESTIMONY WHEREOF I have hereunder subscribed my name and affixed my Notarial Seal of
Office.

Dated at the City of Toronto, in the province of Ontario this 27 day
of September, 2019.

Original signed by:



Name: Khalid Karim, Lawyer LSO # 706302.

A Notary Public in and for the Province of Ontario

Notarial Seal

