



After recording return to:
William K. Avery Trust
19821 Highway 58
Crescent Lake, OR 97733

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

William K. Avery Trust
19821 Highway 58
Crescent Lake, OR 97733

File No.: 7191-3289748 (TS)
Date: September 30, 2019

THIS SPACE RESERVED FOR RECORD

2019-011542

Klamath County, Oregon

10/03/2019 03:22:01 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

Willamette Pass Inn, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **William K. Avery. Trustee of the William K. Avery Trust, dated 3-19-2007**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2019-2020** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$1,005,000.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed
- continued

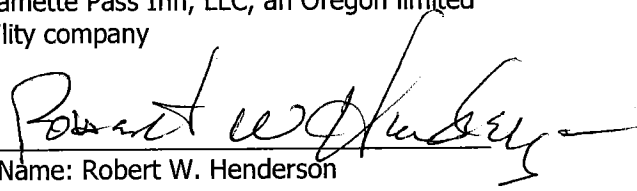
File No.: 7191-3289748 (TS)

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 2 day of October, 2019.

Willamette Pass Inn, LLC, an Oregon limited liability company

By:

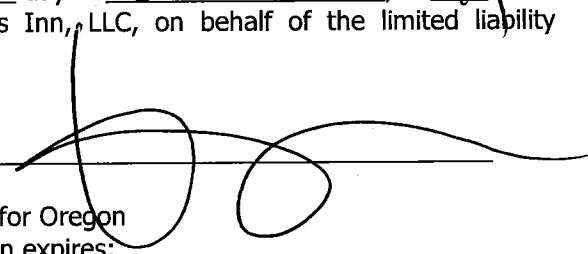

Name: Robert W. Henderson
Title: Manager

STATE OF Oregon)

)ss.

County of Lane)

This instrument was acknowledged before me on this 2 day of October, 2019, by Robert W. Henderson as Manager of Willamette Pass Inn, LLC, on behalf of the limited liability company.


Tonya Silke
Notary Public for Oregon
My commission expires:

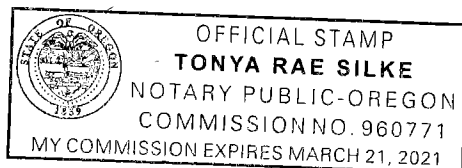


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A parcel of land located in the NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Section line common to Sections 1 and 6, said point bearing South 00° 05' 12" West, 748.21 feet from the Northeast corner of said Section 1; thence North 89° 04' 11" West 72.34 feet to a point; thence South 16° 19' 55" East 255.91 feet to a point; thence North 00° 05' 12" East 244.41 feet to the point of beginning, with bearings based on Survey #3065.

Parcel 2:

That portion of Government Lot 14, Section 6, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of State Highway No. 58.