

**2019-012663**

**Klamath County, Oregon**

**10/30/2019 08:16:01 AM**

**Fee: \$97.00**



After recording return to:  
SFP-E, LLC  
c/o Les Schwab,  
PO Box 5350  
Bend, OR 97708

Until a change is requested all tax  
statements shall be sent to the  
following address:  
SFP-E, LLC  
c/o Les Schwab,  
PO Box 5350  
Bend, OR 97708

File No.: NCS-949661-OR1 (RR)  
Date: October 24, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Robert B. Lee, Jr. and Pamela S. Lee, Trustees, or any successor Trustee(s) of the Robert B Lee Jr. and Pamela S Lee Revocable Living Trust, U/D/T August 29, 2011**, Grantor, conveys and warrants to **SFP-E, LLC, an Oregon limited liability company**, 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:**

See Exhibit B attached hereto and made a part hereof:

The true consideration for this conveyance is **\$592,226.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed  
- continued

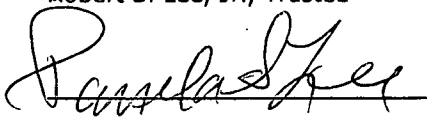
File No.: NCS-949661-OR1 (RR)

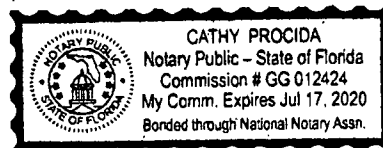
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 25 day of Oct, 2019.

The Robert B Lee, Jr. and Pamela S Lee  
Revocable/Living Trust U/D/T August 29, 2011

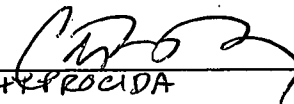
  
Robert B. Lee, Jr., Trustee

  
Pamela S. Lee, Trustee



STATE OF Florida )  
 )ss.  
County of Charlotte )

This instrument was acknowledged before me on this 25<sup>th</sup> day of October, 2019  
By Robert B. Lee, Jr. and Pamela S. Lee as Trustees of the Robert B Lee Jr. and Pamela S Lee Revocable  
Living Trust U/D/T August 29, 2011 on behalf of the Trust. who produced Drivers License as  
Identification.

  
CATHY PROCIDA  
Notary Public for Florida  
My commission expires: JULY 17, 2020

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**A PORTION LAYING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**THE WESTERLY HALF OF THE FOLLOWING DESCRIBED PARCEL, SITUATE IN KLAMATH COUNTY, OREGON:**

**BEGINNING AT THE SOUTHWEST CORNER OF PREMISES DESCRIBED IN DEED FROM H. M. MALLORY AND CHRISTINE MALLORY, HUSBAND AND WIFE, TO FREMONT GLASS & MILLWORK CO., RECORDED APRIL 14, 1969 IN VOLUME M69, PAGE 2675, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH ALONG THE EAST LINE OF WASHBURN WAY 40 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE EAST LINE OF WASHBURN WAY 200 FEET TO A POINT; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID FREMONT GLASS & MILLWORK CO. TRACT TO A POINT ON THE EAST LINE OF LOT 3, BLOCK 4, THIRD ADDITION TO ALTAMONT ACRES, WHICH POINT IS SOUTH 94.55 FEET FROM THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH ALONG THE EAST LINE OF LOT 2, BLOCK 4, TO A POINT WHICH IS 40 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 2, BLOCK 4, OF SAID SUBDIVISION; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID FREMONT GLASS & MILLWORK CO. TRACT TO THE TRUE POINT OF BEGINNING.**

## **Exhibit B**

- 1. Taxes assessed under account No. 542489, Map No. R3909-010BC-00900-000 for 2019-2020 are paid.**
- 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.**
- 3. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.**
- 4. The property lies within the boundaries of Klamath County Drainage Service District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.**
- 5. Reservations contained in Warranty Deed as disclosed in document,**

**Recorded: September 15, 1948**

**Volume 225, Page 91**

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

**Granted to: South Suburban Sanitary District**

**Recorded: March 30, 1972**

**Volume: M72, page 3337**