

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

10200 SW Greenburg Rd, Suite 110
Portland, OR 97223

GRANTOR'S NAME:

Mills Joint Trust

GRANTEE'S NAME:

2 Aspens, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:

Order No.: 45141926878-KW

Frank C. Alverson

2 Aspens, LLC, an Oregon limited liability company

7719 SW Summerton Street

Wilsonville, OR 97070

SEND TAX STATEMENTS TO:

2 Aspens, LLC, an Oregon limited liability company

7719 SW Summerton Street

Wilsonville, OR 97070

APN: R10927

Map: 2407-007A0/04400

18853 Clear Spring Way, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Rex L. Mills and Joyce J. Mills, Trustees of the Mills Joint Trust, Grantor, conveys and warrants to

2 Aspens, 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:

Lot 42 in Block 3, TRACT NO. 1119 - LEISURE WOODS UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: See Attached Exhibit "One"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$217,000.00). (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: 1-7-2020

Mills Joint Trust

BY:

Joyce J. Mills, Trustee
Joyce J. Mills
Trustee

BY:

Rex L. Mills, Trustee
Rex L. Mills
Trustee

2020-000276

Klamath County, Oregon

01/08/2020 12:55:00 PM

Fee: \$97.00

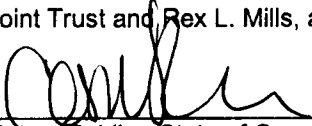
Fidelity National Title of Oregon 45141926878-10

Amended Title - 3411258AM

STATUTORY WARRANTY DEED
(continued)

State of Oregon
County of Wasco

This instrument was acknowledged before me on Jan 7, 2020 by Joyce J. Mills, as Trustee for Mills Joint Trust and Rex L. Mills, as Trustee for Mills Joint Trust.



Notary Public - State of Oregon

My Commission Expires: 8/10/2020

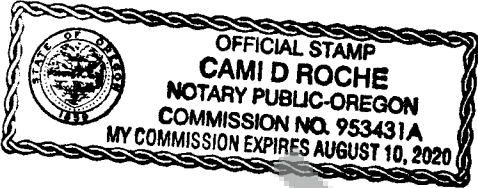


EXHIBIT "ONE"

Order No.: 45141926878

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol

Covenants, conditions and restrictions as shown on the official plat of Tract No. 1119 - Leisure Woods Unit.

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: January 2, 1990

Instrument No.: M90 Page 30

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: November 10, 1992

Instrument No.: M92 26591

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: October 9, 1998

Instrument No.: M98 37231

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: May 17, 2000

Instrument No.: M00 Page 17884

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: February 5, 2002

Volume: M02, page 6873

Re-recorded: February 5, 2002

Volume: M02, page 9849

The provisions contained in Warranty Deed,

Recorded: June 10, 2003,

Volume: M03, page 39574

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: October 30, 2007

Instrument No.: 2007-018620

Re-recorded: November 16, 2007

Instrument No.: 2007-019508

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: Midstate Electric Cooperative, Inc.

Recorded: May 3, 2001

Instrument No.: M01 Page 20282

Amended by instrument,

Recorded: August 8, 2005

Instrument No.: M05 Page 61348

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: September 17, 2004

Volume: M04, page 62336

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,
Recorded: October 30, 2007
Instrument No.: 2007-018621

Re-recorded: November 16, 2007
Instrument No.: 2007-019507

Domestic Water Well Agreement and Easement, including the terms and provisions thereof,
Dated: March 6, 2006
Recorded: November 25, 2009
Instrument No.: 2009-015102
Between: American Cash Equities, Inc., an Oregon Corporation
And: The Diamond Summit at Leisure Woods II Homeowners Association, Inc., an oregon non-profit corporation

Unofficial
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