



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Flying A Properties Inc., an Oregon corporation
2160 Round Lake Rd.
Klamath Falls, OR 97601

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

Flying A Properties Inc., an Oregon corporation
2160 Round Lake Rd.
Klamath Falls, OR 97601
File No. 346900AM

STATUTORY WARRANTY DEED

Karen L. Lewis,

Grantor(s), hereby convey and warrant to

Flying A Properties Inc., an Oregon corporation,

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

A tract of land situated in Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Northwestern right-of-way line of the Klamath Falls-Ashland State Highway No. 66 from which the 1/4 corner common to Sections 28 and 33 bears North 89°28'26" West 183.89 feet; thence South 62°36'15" West 1085.00 feet along the Northwestern right of way line of said State Highway No. 66 to a 5/8" iron rod to the true point of beginning; thence North 1869.50 feet to a 5/8" iron rod on the East-West centerline of the Southwest ¼ of Section 28; thence North 89°14' 51" West along the East-West centerline to the Northwest corner of the SE1/4 SW1/4; thence South along the West line of the SE1/4 SW1/4 to the Northerly right of way line of the Klamath Falls-Ashland State Highway No. 66; thence North 62°36'15" East to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the SE1/4 SW1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian described as follows:

Beginning at the Northwest corner of said SE1/4 SW1/4; thence South 89°14' 51" East along the North line of said SE1/4 SW1/4 a distance of 570.36 feet to a point; thence South a distance of 382.0 feet to a point; thence North 89°14'51" West a distance of 570.36 feet, more or less, to the West line of said SE1/4 SW1/4; thence North along the West line of said SE1/4 SW1/4 a distance of 382 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$161,000.00

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

See attached Exhibit "A"

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 3 day of Feb 2020

Karen L. Lewis
Karen L. Lewis

State of Oregon } ss
County of Klamath }

On this 3 day of February, 2020, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Karen L. Lewis, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Sciorba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

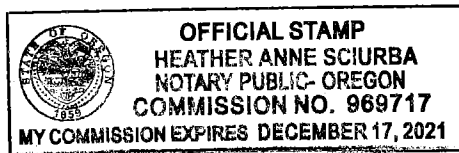


Exhibit "A"

1. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Emmitt Improvement District.
(No inquiry has been made)
Articles of Incorporation of Emmitt District Improvement District improvement company and Agreement between U.S.A. and Emmitt District Improvement Company, including the terms and provisions thereof, recorded: July 14, 1948
Volume: 222, page 439, Deed Records
3. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Fire Patrol
4. 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.
5. 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: California Oregon Power Company
Recorded: March 20, 1926
Volume: 69, page 385
6. Easement and Release, including the terms and provisions thereof,
Recorded: January 15, 1932
Volume: 96, page 575
Recorded: January 15, 1932
Volume: 96, page 580
Recorded: January 25, 1932
Volume: 96, page 617
7. Ditch, Keno Canal, and Emmitt Ditch as shown on the Klamath County Assessor's Map.
8. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
9. We have been advised that Brian A. Lewis is deceased. The Company will require a certified copy of the death certificate be recorded in Klamath County Records prior to closing. If the decedent died subsequent to January 1, 2014 in Oregon, the death certificate must be short form (no medical information) in order to be accepted for recording in Oregon.
10. Judgment in the State Circuit Court, County of Klamath, for the amount herein stated and any other amounts due.
Creditor: U.S. Bank National Association, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT
Debtor: The unknown Heirs and Devisees of Brian A. Lewis, Karen L. Lewis, Kelsie Lewis, Sarah Brannon, Cole Lewis, Umpqua Bank, and occupants of the property
Amount: \$149,636.31
Case No.: 18CV41809
Entered: July 24, 2019
Said judgment arises out of foreclosure of that certain Deed of Trust
Recorded: September 24, 2009
Instrument No.: 2009-012651
and retains the priority thereof.
Said judgment includes a declaration of the debt but does not include a money award.
A notice of pendency of the foreclosure was:
Recorded: October 1, 2018
Instrument No.: 2018-011932
Equitable rights of redemption regarding above judgment of foreclosure. We find no return on a writ of execution filed with the court, showing that sheriff's sale has been held.
11. A certified copy or abstract of a writ of execution, directing the sheriff to sell the subject property was:
Recorded: September 12, 2019
Instrument No.: 2019-010587