

**After recording return to:**

Jose Ramirez Santana & Illiana Ramirez  
3601 North Ridge Dr.  
Klamath Falls, OR 97601

**Until a change is requested, all tax  
Statements shall be sent to Grantee at the  
following address:**

Jose Ramirez Santana & Illiana Ramirez  
3601 North Ridge Dr.  
Klamath Falls, OR 97601

**GRANTOR:** North Ridge Estates  
Receivership, LLC, an Oregon Limited  
Liability Company

**GRANTEE:** Jose Ramirez Santana &  
Illiana Ramirez

**This Space Reserved for Recorder's Use**

**STATUTORY WARRANTY DEED**

North Ridge Estates Receivership, LLC, an Oregon Limited Liability Company ("Grantor") conveys and specially warrants to Jose Ramirez Santana & Illiana Ramirez, as Tenants by the Entirety ("Grantee") the real property in Klamath County, Oregon, more particularly described on Exhibit A attached hereto and by this reference incorporated herein, free of encumbrances except for those encumbrances set forth on Exhibit B, attached hereto and by this reference incorporated herein.

Grantee has not relied on any statements or representations from Grantor or any person acting on behalf of Grantor concerning the condition of the real property described in Exhibit A, herein (Property), including but not limited to, environmental condition above or below the surface of the Property or compliance with environmental laws and other governmental requirements or any other matter affecting or relating to the Property or any portion thereof. Grantee is acquiring the Property in the condition existing at the time of conveyance, AS IS, with all defects, if any. Grantee waives, releases, and forever discharges Grantor and Daniel J. Silver from any and all claims, actions, causes of action, fines, penalties, damages (including consequential, incidental, and special damages), costs (including the cost of complying with any judicial or governmental order or directive), and expenses (including attorney fees), direct or indirect, known or unknown, foreseen or unforeseen, under any federal, state, or local law, statutory or otherwise (including the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601 et seq. and ORS 465.325) that may arise out of or in connection with any physical characteristic or condition of the Property, including but not limited to the presence of asbestos, or any law, rule, or regulations applicable to the Property. These provisions shall be binding on Grantee and Grantee's successors and assigns.

**The true consideration for this conveyance is other property or value given.**

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this February 18<sup>th</sup>, 2020

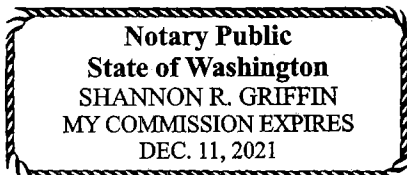
GRANTOR:

By: Daniel J. Silver, Member  
Daniel J. Silver

Its: Member

STATE OF Washington }  
COUNTY OF Thurston ss.

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of February, 2020, by Daniel J. Silver.



Name: Shannon R. Griffin  
NOTARY PUBLIC for the State of WA  
Residing at Olympia  
My commission expires: 12/11/2021  
Shannon R. Griffin

**EXHIBIT A**

**LEGAL DESCRIPTION**

Lot 1, Block 2, TRACT 1267 - NORTHRIDGE ESTATES, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.

X


X

A handwritten signature, possibly reading "JLS", is written over two horizontal lines. The signature is written in dark ink and is slanted to the right.

## EXHIBIT B

### PERMITTED ENCUMBRANCES

All restrictions of record and any encumbrance, whether or not of record as of the date of conveyance of this Statutory Warranty Deed, imposed by a federal, state, or local health or environmental agency with respect to hazardous substances, including asbestos, located on the real property described in Exhibit A, herein.

X   
X \_\_\_\_\_