

After recording return to:

This Space Reserved for

Mindy R. Schell  
110 Ce Lee Dr.  
Huntsville, AL 35806

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

Mindy R. Schell  
110 Ce Lee Dr.  
Huntsville, AL 35806

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

**GRANTEE:** Mindy R. Schell

### STATUTORY WARRANTY DEED

North Ridge Estates Receivership, LLC, an Oregon Limited Liability Company ("Grantor") conveys and specially warrants to Mindy R. Schell ("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.

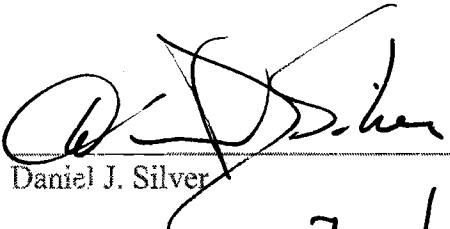
**The true consideration for this conveyance is other property or value given.**

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 3-26-2020

GRANTOR:

By:

  
Daniel J. Silver

Its:

Member

STATE OF WASHINGTON

ss.

COUNTY OF THURSTON

The foregoing instrument was acknowledged before me this 26 day of March, 2020, by Daniel J. Silver.

Name:

  
NOTARY PUBLIC for the State of WASHINGTON

Residing at Lacey WA

My commission expires: 08/01/2023

## ALL-PURPOSE ACKNOWLEDGMENT

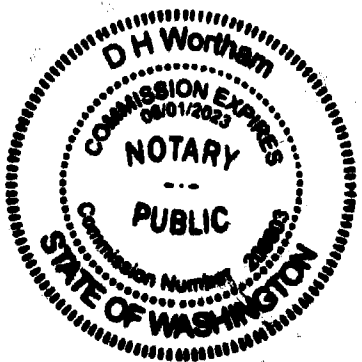
State of Washington

County of Thurston

On March 26, 2020 before me, DH Wortham  
DATE NAME OF NOTARY PUBLIC

personally appeared Daniel J. Silver  
NAME(S) OF SIGNER(S)

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

A handwritten signature of DH Wortham.

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

### DESCRIPTION OF ATTACHED DOCUMENT

**THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT**

Statutory Warranty Deed

TITLE OR TYPE OF DOCUMENT

2 pages

NUMBER OF PAGES

March 26, 2020

DATE OF DOCUMENT

None

SIGNER(S) OTHER THAN NAMED ABOVE

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Unsurveyed Parcel 1 Land Partition 02-19 being a replat of Parcel 3 of Land Partition 28-18 situated in the SW1/4 and SE1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon recorded June 25, 2019 in 2019-007141, Records of Klamath County, Oregon, more particularly described as follows:


A Parcel of land situated in the SW1/4 and the SE1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said Parcel being unsurveyed Parcel 1 of Land Partition 02-19, as filed at the Klamath County Clerk's Office and being more particularly described as follows:

Beginning at the southwest corner of Parcel 2 of Land Partition 02-19, as file at the Klamath County Clerk's Office, said point being marked with a 5/8" rebar with a yellow plastic cap stamped "Rhine Cross Group, LLC"; thence S04°20'49"W, 161.96 feet; thence S17°35'04"W, 294.59 feet to the south line of Lot 20 of Tract 1306-Second Addition to North Ridge Estates, as recorded at the Klamath County Clerk's Office; thence along said south line, N89°18'02"W, 827.45 feet to the S1/4 corner of said Section 15; thence continuing along said south line N89°14'51"W, 1333.15 feet to the W1/16 of said Section 15; thence along the west line of said lot 20, N00°16'20"E, 1327.17 feet to the SW1/16 corner of said Section 15; thence along the northwesterly line of said lot 20, N43°53'09"E, 971.20 feet to the southwesterly line of lot 17 of said Tract 1306; thence along the said southwesterly line of said Lot 17, S46°25'05"E, 22.11 feet to the corner common to Lots 17 and 18; thence along the southwesterly line of said Lot 18, S46°25'05"E, 158.57 feet; thence continuing along said southwesterly line, S59°31'57"E, 126.14 feet to the corner common to Lots 18 and 19 of said Tract 1306; thence along the southeasterly line of said Lot 18, N42°13'35"E, 356.41 feet to the southwesterly Right of Way line of Northridge Drive; thence along said Right of Way line the following four(4) courses; along the arc of a 2030.00 foot radius curve to the left, though a central angle of 07°19'35" an arc distance of 259.58 feet (the long chord of which bears S51°26'04"E, 259.40 feet); thence along the arc of a 2030.00 foot radius curve to the left, through a central angle of 00°10'22" an arc distance of 6.12 feet (the long chord of which bears S55°11'03"E, 6.12 feet); thence S55°14'39"E, 219.64 feet; thence along the arc of a 3803.87 foot radius curve to the left, through a central angle of 03°05'32" an arc distance of 205.29 feet (the long chord of which bears S56°47'10"E, 205.26 feet); thence leaving said southwesterly Right of Way line and along the northwesterly line of Parcel 1 of Land Partition 28-18, S33°35'58"W, 478.78 feet; thence along the southwesterly line of said Parcel 1, S46°30'49"E, 936.76 feet; thence along the southerly line of said Parcel 1 N77°45'42"E, 56.81 feet; thence leaving said southerly line and along the westerly line of said Parcel 2 of Land Partition 02-19, S16°00'38"E, 263.77 feet to the point of beginning.

**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 \_\_\_\_\_