



THIS SPACE RESERVED FOR

2020-010552

Klamath County, Oregon

08/24/2020 01:25:00 PM

Fee: \$92.00

After recording return to:

Basin Living Arts, LLC., an Oregon limited liability
company

915 Pacific Terrace

Klamath Falls, OR 97601

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

Basin Living Arts, LLC., an Oregon limited liability
company

915 Pacific Terrace

Klamath Falls, OR 97601

File No. 390297AM

STATUTORY WARRANTY DEED

**Jon Knapp and Carol Knapp,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Basin Living Arts, LLC., an Oregon limited liability company,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$1,375,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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 21 day of August, 2020

[Signature]
Jon Knapp
[Signature]
Carol Knapp

State of California } ss
County of Sacramento }

On this 21 day of August, 2020, before me, Tobin E. Weaver a Notary Public in and for said state, personally appeared Jon Knapp and Carol Knapp, 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.

[Signature]
Notary Public for the State of California
Residing at: Sacramento Cal. Sonoma
Commission Expires: 11-23-23

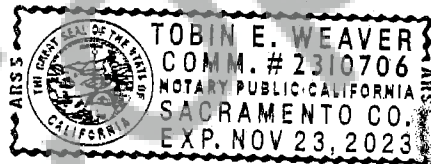


EXHIBIT 'A'

File No. 390297AM

Government Lots 8, 9, 10, 18 and 19, in Section 10, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon,

Also a tract of land described as follows:

Beginning at the Southwest corner of said Govenment Lot 11 of Section 10, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, thence North 89°52' East 467 feet to the middle of Wood River, thence following the middle of Wood River North 47°45' West 90 feet, thence North 21°15' East 100 feet, thence North 58°45' East 278 feet, thence North 8°30' East 80 feet, thence leaving the middle of Wood River North 59° West 50 feet, thence North 74°30' West 281 feet, thence North 5°45' East 430 feet to the middle of Wood River, thence following the middle of Wood River North 75° West 100 feet, thence North 35°30' West 140 feet, thence North 1° East 100 feet, thence North 65°45' East 190 feet, thence North 53°30' West 220 feet, thence North 29° West 63 feet, thence leaving the middle of Wood River West 221 feet to the Northwest corner of said Government Lot 11, thence South 0°15' West 1325 feet to the place of beginning.