

2020-011169

Klamath County, Oregon



00265022202000111690030033

RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:

09/03/2020 01:48:13 PM

Fee: \$92.00

Lantern Trailer Park and Laundromat LLC
c/o Jack Wilson
2017 Suzanna St
Medford, Oregon 97504

UNTIL A CHANGE OF ADDRESS IS
REQUESTED, SEND ALL TAX STATEMENTS TO:

Lantern Trailer Park and Laundromat LLC
c/o Jack Wilson
2017 Suzanna St
Medford, Oregon 97504

STATUTORY QUITCLAIM DEED

Jack Wilson, as to an undivided fifty percent (50%) interest, and Jonathan Wilson, as to an undivided fifty percent (50%) interest, as tenants in common (collectively, Grantor"), releases and quitclaims to Lantern Trailer Park and Laundromat LLC, an Oregon limited liability company ("Grantee"), all right, title and in and to that certain real property located in Klamath County, State of Oregon, legally described on the attached and incorporated Exhibit A hereto.

The true and actual consideration paid for this conveyance is other valuable consideration.

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.

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EXHIBIT "A"

Parcel 1

Beginning at an iron pin on the Easterly right of way line of the Dalles-California Highway which lies South 19°24' East a distance of 359.2 feet from the Southwest corner of Block 8 of Chemult, Oregon, and running thence; continuing South 19°24' East along the Easterly right of way line of the Dalles-California Highway a distance of 145 feet to an iron pin; thence North 70°36' East a distance of 321.8 feet to an iron pin on the Westerly right of way line of the Southern Pacific Railroad; thence North 20°54' West along the Westerly right of way line of the Southern Pacific Railroad a distance of 145 feet, more or less, to an iron pin; thence South 70°36' West a distance of 318.0 feet, more or less, to the point of beginning, said tract containing 1.06 acres, more or less, in the SW¼ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon.

SAVING AND EXCEPTING the following parcel of land: Beginning at the Southwest corner of the above described tract, running thence North 70°36' East a distance of 100 feet; thence North 19°24' West, parallel with the Easterly line of the Dalles-California Highway a distance of 16.5 feet; thence South 70°36' West 100 feet to the Easterly line of said Highway; thence South 19°24' East 16.5 feet to the point of beginning, all in Klamath County, Oregon.

Parcel 2

Beginning at an iron pin on the Easterly right of way line of the Dalles-California Highway, which lies South 19° 24' East, a distance of 159.2 feet from the Southwest corner of Block 8 of CHEMULT, OREGON, running

thence South 19° 24' East along the Easterly right of way line of the Dalles-California Highway, a distance of 200 feet to an iron pin; thence North 70° 36' East a distance of 318 feet to an iron pin on the Westerly right of way line of the S.P.R.R.; thence North 20° 54' West along the Westerly right of way line of the S.P.R.R. a distance of 200 feet to an iron pin; thence South 70° 36' West a distance of 312.8 feet, more or less, to the point of beginning, in Section 21, Township 27 South, Range 8 East of the Willamette Meridian.

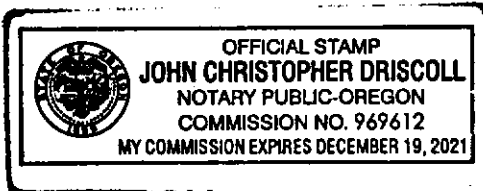
IN WITNESS WHEREOF, the Grantor has executed this Deed effective as of this 07th
day of August, 2020.

GRANTOR:

Jack Wilson
Jonathan Wilson

STATE OF OREGON)
County of Klamath) ss.

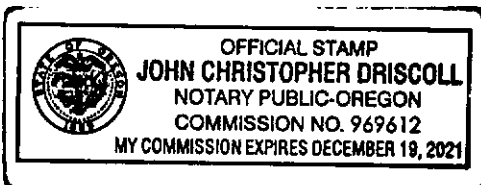
The foregoing instrument was acknowledged before me this 07th day of
August 2020, by Jack Wilson.



[Signature]
Notary Public in and for the State of Oregon
Residing at 614 Chris 130 Oregon
My Commission Expires: December 19, 2021

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 07th day of
August 2020, by Jonathan Wilson.



[Signature]
Notary Public in and for the State of Oregon
Residing at 614 Chris 130 Oregon
My Commission Expires: December 19, 2021