

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

900 SW 5th Avenue
Portland, OR 97204

2021-010134

Klamath County, Oregon

06/29/2021 12:24:00 PM

Fee: \$97.00

GRANTOR'S NAME:

Dwight H. Slade, Trustee of the Elizabeth A. Slade Family Trust
U.T.A.D. January 26, 1990

GRANTEE'S NAME:

Anesti Audeh

AFTER RECORDING RETURN TO:

Anesti Audeh
522 S 6th Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Anesti Audeh
522 S 6th Street
Klamath Falls, OR 97601

31255 Highway 97 N, Chiloquin, OR 97624-9723

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dwight H. Slade, Trustee of the Elizabeth A. Slade Family Trust U.T.A.D. January 26, 1990, Grantor, conveys and warrants to **Anesti Audeh**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00). (See ORS 93.030).

Subject to: SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6.25.21

Elizabeth A. Slade Family Trust U.T.A.D. January 26, 1990

BY: Dwight H. Slade, Trustee
Dwight H. Slade, Trustee

State of Idaho
County of Ada

This instrument was acknowledged before me on June 25th, 2021 by Dwight H. Slade as Trustee of the Elizabeth A. Slade Family Trust U.T.A.D. January 26, 1990.

Natalie Brehm
Notary Public - State of ~~Oregon~~ Idaho

My Commission Expires: 11.09.2026

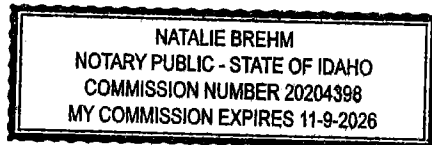


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE1/4 of the SE1/4 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: from the Southeast corner of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, South 89° 43' West 501.6 feet to an iron pin, the point of beginning; thence North 8° 41' West 612.87 feet to an iron pin on the Southerly boundary of that certain parcel of land described in Deed Volume 317 at page 366; thence South 89° 43' West along the Southerly boundary of said parcel 120 feet to an iron pin on the Easterly boundary of the Dalles-California Highway; thence South 8° 41' East 612.87 feet to an iron pin; thence South 89° 49', East 120 feet to the point of beginning.

ALSO, from the Southeast corner of Section 28, Township 35 South, Range 7 East of the Willamette Meridian; South 89° 43' West 501.6 feet to an iron pin, the point of beginning; thence North 8° 41' West 612.87 feet to an iron pin on the Southerly boundary of that parcel of land described in Deed Volume 317, page 366; thence East along said parcel 130 feet to an iron pin; thence South 8° 41' West 609.41 feet to an iron pin; thence South 89° 43' West 65 feet to the point of beginning.

EXCEPTING THEREFROM, that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by instrument, recorded February 2, 1988 in Volume M88, at page 1510, Microfilm Records of Klamath County, Oregon.

EXHIBIT B
Exceptions

1. Special Assessment disclosed by the Klamath tax rolls: For: Klamath Lake Grazing Fire Patrol
2. 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.
3. 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: Klamath Agency, Oregon
Recorded: August 26, 1959 Volume: 315, page 291
4. 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: The California Oregon Power Company Recorded: May 19, 1960 Volume: 321, page 307 File No. 449041AM Page 3
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument: Recorded: July 6, 1978 Volume: M78, page 14465
6. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property, Recorded: February 2, 1988 Volume: M88, page 1510
7. 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: Pacific Power & Light Company
Recorded: June 10, 1988 Volume: M88, page 8995
8. 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: Telephone Utilities of Eastern Oregon, Inc. an Oregon corporation Recorded: September 28, 1989 Volume: M89, page 18259