

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

900 SW 5th Avenue
Portland, OR 97204

2021-012821

Klamath County, Oregon

08/23/2021 08:58:00 AM

Fee: \$97.00

GRANTOR'S NAME:

The Elizabeth A. Slade Family Trust

GRANTEE'S NAME:

SOS Family, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:

SOS Family, LLC, an Oregon limited liability company
1301 Esplanade Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

SOS Family, LLC, an Oregon limited liability company
1301 Esplanade Avenue
Klamath Falls, OR 97601

135 Main Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dwight H. Slade, Successor Trustee of The Elizabeth A. Slade Family Trust, Grantor, conveys and warrants to **SOS Family, LLC, an Oregon limited liability company**, 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 SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$65,000.00**). (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.

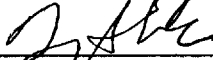
AMERITITLE 414137AM

STATUTORY WARRANTY DEED
(continued)

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

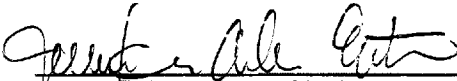
Dated: August 9, 2021

The Elizabeth A. Slade Family Trust

BY: 
Dwight H. Slade
Successor Trustee

State of Idaho
County of Ada

This instrument was acknowledged before me on August 9, 2021 by Dwight H. Slade as Successor Trustee of the Elizabeth A. Slade Family Trust.


Notary Public - State of Idaho

My Commission Expires: Feb. 7 2026

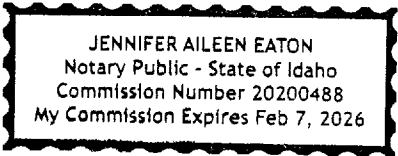


EXHIBIT "A"
Legal Description

PARCEL 1:

Lots 1 and 2, Block 20 in the ORIGINAL TOWN OF LINKVILLE now the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

Lot 3 and 4 in Block 20 in the ORIGINAL TOWN OF LINKVILLE, now the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXHIBIT "B"
Exceptions

Subject to:

1. 2021-2022 Taxes: A lien not yet due or payable.
2. The provisions contained in Deed,
Recorded: September 27, 1977,
Instrument No.: Volume M77, Page 18116.
3. Mineral Deed, including the terms and provisions thereof,
Recorded: June 4, 1996
Instrument No.: Volume M96, Page 264

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.