



THIS SPACE RESERVED FOR

2021-013201

Klamath County, Oregon

08/27/2021 02:22:00 PM

Fee: \$97.00

After recording return to:

Chang Song Bradford, Trustee of the CBS Trust, dated
June 19, 2018

18745 Ranchito del Rio Dr.

Salinas, CA 93908

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

Chang Song Bradford, Trustee of the CBS Trust, dated
June 19, 2018

18745 Ranchito del Rio Dr.

Salinas, CA 93908

File No. 485904AM

STATUTORY WARRANTY DEED

Dave L. Alexander and Katherine L. Alexander, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Chang Song Bradford, Trustee of the CBS Trust, dated June 19, 2018,

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$415,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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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 26th day of Aug., 2021.

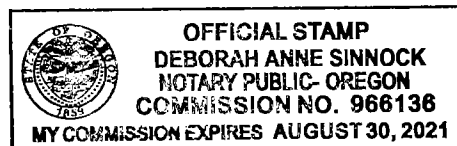
Dave L. Alexander
Dave L. Alexander

X
Katherine L. Alexander

State of OR } ss
County of Klamath }

On this 26th day of Aug., 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Dave L. Alexander, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 8/30/21



State of _____ } ss
County of _____ }

On this _____ day of _____, 2021, before me, _____ a Notary Public in and for said state, personally appeared Katherine L. Alexander, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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 26th day of August, 2021.

SIGNED IN COUNTERPART

Dave L. Alexander

Katherine L. Alexander
Katherine L. Alexander

State of _____ } ss
County of _____

On this _____ day of _____, 2021, before me, _____ a Notary Public in and for said state, personally appeared Dave L. Alexander, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Oregon } ss
County of Deschutes

On this 26th day of August, 2021, before me, Krista Kae Griffin a Notary Public in and for said state, personally appeared Katherine L. Alexander, 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.

Krista Kae Griffin
Notary Public for the State of Oregon
Residing at: Redmond, OR
Commission Expires: March 06, 2024



EXHIBIT "A"

485904AM

PARCEL 1:

A tract of land situate in the SW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 35, 156.65 feet South of the Northwest corner of the SW1/4 SW1/4 of Section 35; thence North 89° 57' East a distance of 156 feet more or less, to the center line of the Enterprise Irrigation District Canal, thence Southwesterly along the center line of said canal to its intersection with the West line of said Section 35; thence North 0° 12' East along the West line of said Section 186.35 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM any portion of said land lying and being within the boundaries of Summers Lane.

PARCEL 2:

A Parcel of land situate in the SW1/4 of the SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod marking the SW corner of the SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence North 0°12' East, 375.15 feet to a point, thence East 43 feet more or less to the centerline of the Enterprise Irrigation District Canal; thence North 89°53' East, 178.00 feet to a point, thence North along the Westerly boundary of Garden Tracts, a platted subdivision in Klamath County, 213.25 feet more or less to a point on the centerline of the Enterprise Irrigation District Canal, thence Southwesterly along the centerline of said Canal to the point of beginning.

EXCEPTING THEREFROM

A parcel of land, situated in the SW1/4 SW1/4 SW1/4, Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the centerline of Enterprise Irrigation District Canal, from which a 5/8" iron rod marking the Southwest corner of said Section 35 bears South 16°13'07" West, 529.98 feet, thence Northeasterly along said centerline 101.17 feet, more or less, to the intersection of the West boundary line of GARDEN TRACTS, thence leaving said centerline, along said boundary line South 00°12'00" West, 23.23 feet, more or less, to a 1/2" iron rod, thence continuing along said boundary line South 00°12'00" West, 56.65 feet to a 1/2" iron rod, thence leaving said boundary line South 89°57'00" West, 61.75 feet more or less, to the point of beginning.