

AMT # 494749 AM

**RECORDING REQUESTED BY:**



360 SW Bond Street, Suite 100  
Bend, OR 97702

**AFTER RECORDING RETURN TO:**

Order No.: WT0225417-YGW  
Bhavna Jhaveri  
Note Country, L.L.C.  
400 NW Gilman Blvd. #847  
Issaquah, WA 98027

**SEND TAX STATEMENTS TO:**

Note Country, L.L.C.  
400 NW Gilman Blvd. #847  
Issaquah, WA 98027

APN: 424428  
Map: 3808-025DA-01400

**2021-015076**

Klamath County, Oregon

10/06/2021 10:23:01 AM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

James A. Carlson and Debra Jo Carlson, Trustees of the Carlson Family Revocable Living Trust, UTA 08/31/2017 and Nancy E. Ceilley-Vogel, Successor Trustee of the Donald R. Vogel Trust UTA July 6, 1994, Grantor, conveys and warrants to Note Country, L.L.C., a Wyoming 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:

Tract 8B of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LESS AND EXCEPT that portion of Tract 8B which was deeded to the City of Klamath Falls by instrument recorded October 23, 1974 in Volume M74, page 13973, Microfilm Records of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TEN THOUSAND ELEVEN AND 47/100 DOLLARS (\$10,011.47). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" 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: 10-4-2021

Carlson Family Revocable Living Trust, UTA 08/31/2017

BY: \_\_\_\_\_  
Debra Jo Carlson  
Trustee

BY: \_\_\_\_\_  
James A. Carlson  
Trustee

Donald R. Vogel Trust UTA July 6, 1994

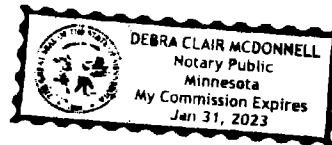
BY: Nancy E. Ceille-Vogel  
Nancy E. Ceille-Vogel  
Trustee

State of MN  
County of Ramsey

This instrument was acknowledged before me on 4th Oct, 2021 by  
Nancy E. Ceille-Vogel as Trustee of the Donald R. Vogel Trust  
u/t/a dated July 6, 1994.

Debra Clair McDonnell  
Notary Public - State of Minnesota

My Commission Expires: 1-31-2023



# STATUTORY WARRANTY DEED

(continued)

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

Dated: October 4, 2021

Carlson Family Revocable Living Trust, UTA 08/31/2017

BY: Debra Jo Carlson  
Debra Jo Carlson  
Trustee

BY: James A. Carlson  
James A. Carlson  
Trustee

Donald R. Vogel Trust UTA July 6, 1994

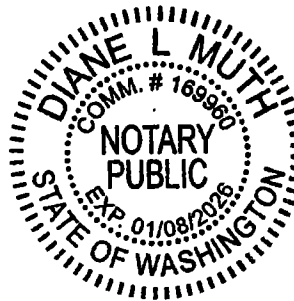
BY: \_\_\_\_\_  
Nancy E. Ceilley-Vogel  
Trustee

State of Washington  
County of King

This instrument was acknowledged before me on October 4, 2021 by  
Debra Jo Carlson + James A. Carlson as Trustee of the Carlson Family Revocable Living Trust  
u/t/a dated 08/31/2017.

Diane L. Muth  
Notary Public - State of Washington

My Commission Expires: 01/08/2026



**EXHIBIT "A"**  
Exceptions

**Subject to:**

**SPECIFIC ITEMS AND EXCEPTIONS:**

. Taxes assessed under Code No. 001 Account No. 424428 Map No. 3808-025DA-01400  
The 2021-2022 Taxes: A lien not yet due or payable  
. Special Assessment disclosed by the Klamath tax rolls:  
For: Lakeshore Gardens Drainage District  
. The provisions contained in Warranty Deed,  
Recorded: June 5, 1934,  
Volume: 103, page 125  
. 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: California Oregon Power Company  
Recorded: July 27, 1937  
Volume: 111, page 71  
. Ordinance No. 09-10, including the terms and provisions thereof,  
Recorded: August 11, 2009  
Instrument No.: 2009-010783