

File No.: 21-295304

Grantor
Thomas G. Wilson PO Box 505 Hurricane, UT 84737
Grantee
The Leo Group, LLC, an Oregon limited liability company 3439 SE Hawthorne Boulevard, Suite 1006 Portland, OR 97214
After recording return to
The Leo Group, LLC, an Oregon limited liability company 3439 SE Hawthorne Boulevard, Suite 1006 Portland, OR 97214
Until requested, all tax statements shall be sent to
The Leo Group, LLC, an Oregon limited liability company 3439 SE Hawthorne Boulevard, Suite 1006 Portland, OR 97214 Tax Acct No(s):

Reserved for Recorder's Use

**STATUTORY WARRANTY DEED**

Thomas G. Wilson, Grantor(s) convey and warrant to The Leo Group, LLC, an Oregon limited liability company, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$22,500.00**. (Here comply with requirements of ORS 93.030)

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.

WFG Title 21-295304 SS

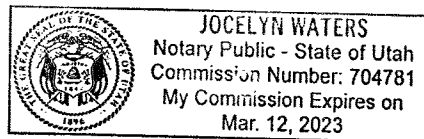
Executed this 16 day of November, 2021

Thomas G. Wilson  
Thomas G. Wilson

STATE OF ~~OREGON~~ Utah  
COUNTY OF ~~CLACKAMAS~~ Washington

This instrument was acknowledged before me this 16th day of November, 2021 by Thomas G. Wilson.

Joelyn Waters  
Notary Public for ~~Oregon~~ Utah  
My Commission Expires: 2/12/2023



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Running 944.08 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, East to an iron pipe on the East line of U.S. Highway 97; thence Southerly on said line 1213 feet 7 inches to a point; thence Easterly 270 feet to point of beginning description of this piece of land; thence continuing Easterly at right angles to Highway 97, 200 feet; thence Southerly parallel to Highway 97 310 feet; thence Westerly at right angles to said Highway, 200 feet, thence Northerly, parallel to said Highway, 310 feet to point of beginning.