

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

2021-018177
Klamath County, Oregon
12/08/2021 08:25:01 AM
Fee: \$97.00

THORNTON BYRON LLP
3101 W. MAIN STREET, SUITE 200
P.O. BOX 7156
BOISE, IDAHO 83707-1156
208-344-8600

SEND TAX STATEMENTS TO:

SOS PROPERTIES, LLC
P.O. BOX 850
KLAMATH FALLS, OREGON 97601

(SPACE ABOVE LINE FOR RECORDER'S USE)

DEED OF CLAIMING SUCCESSOR
(109481 Hwy 97, Chemult, Oregon)

Tammy Anderson, as the duly appointed, qualified, and acting claiming successor of the estate of Rick Michael Hopkins, deceased, Klamath County probate number 21PB08509, AND as Trustee of the Hopkins-Anderson Family Trust, Devisee, GRANTOR, hereby conveys to SOS Properties, LLC, an Oregon limited liability company, GRANTEE, all of the deceased's interest in that real property situated in Klamath County, Oregon, more particularly described on Exhibit A attached hereto.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

The true and actual consideration for this conveyance consists wholly of other property.

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.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument effective
the 29 day of November, 2021.

Grantor:

Estate of Rick Michael Hopkins, deceased

By: Tammy Anderson
Tammy Anderson, Claiming Successor

Hopkins-Anderson Family Trust

By: Tammy Anderson
Tammy Anderson, Trustee

STATE OF Oregon)
)
COUNTY OF Deschutes) SS.

On this 29th day of November, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Tammy Anderson, known or identified to me to be the claiming successor of the estate of Rick Michael Hopkins, deceased, and the Trustee of the Hopkin-Anderson Family Trust, and the person whose name is subscribed to this instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Notary Public, State of Oregon
Residing at: Lafine, OR
My commission expires: Nov 20th, 2023

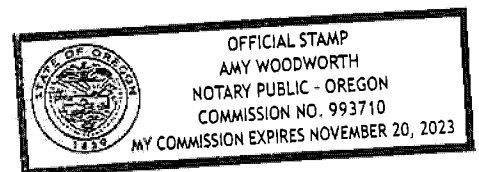


Exhibit A

Legal Description

Parcel 1:

Lots 5 and 6, Block 1, CHEMULT, in the County of Klamath, State of Oregon, TOGETHER WITH a non-exclusive perpetual easement over and across Lot 4, Block 1, for the following purposes: Access to said Lots 5 and 6 from U.S. Highway 97 and parking of vehicles.

Parcel 2:

The Northerly 40 feet of Lots 8 and 9, Block 1, CHEMULT, and Lot 10, Block 1, CHEMULT, in the County of Klamath, State of Oregon.

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground, including but not limited to the following:

1. Conditions, restrictions, and/or setbacks, as shown on the recorded plat of Chemult.
2. An easement created by instrument, including the terms and provisions thereof, dated May 12, 1983, in favor of Telephone Utilities of Eastern Oregon, Inc., an Oregon Corporation, for underground telephone facilities, recorded September 13, 1983, in Book M-83 at Page 15593 in the Klamath County Deed Records.
3. An easement and agreement for water, including the terms and provisions thereof, dated April 11, 1984, between Rutherford John Burkett and Mary Ann Burkett, and Ethel Jessup, recorded April 23, 1984 in Book M-84 at Page 6651 in the Klamath County Deed Records.
4. An easement agreement, including the terms and provisions thereof, dated August 5, 1991, between John and Mary Burkett and Crescent Oil Co., Inc., for sewage disposal system, recorded August 6, 1991 in Book M-91 at Page 15342 in the Klamath County Deed Records.
5. An easement created by instrument, including the terms and provisions thereof, dated July 26, 1991, for a utility easement, recorded August 6, 1991, in Book M-91 at Page 15344 in the Klamath County Deed Records.
6. An easement created by instrument, including the terms and provisions thereof, dated February 13, 2001, in favor of State of Oregon, by and through its Department of Transportation, for Permanent Slope Easement, recorded February 22, 2001, in Book M-01 at Page 7013 in the Klamath County Deed Records.

Scriveners Correction of the above Permanent Slope Easement was recorded March 19, 2001, in Book M-01 at Page 10788 in the Klamath County Deed Records.

Tax Information: **Code 055; Map No. R-2708021CB-02700-000; Key No. R168614**
 Code 055; Map No. R-2708021CB-02600-000; Key No. R168507
