

2024-006668

Klamath County, Oregon

07/31/2024 10:21:02 AM

Fee: \$92.00

RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON

Escrow No.: 5512010208

APN: 374810

WHEN RECORDED MAIL TO

Castle of Lumir LLC

1220 Martin Luther King Jr Way #5162

Tacoma, WA 98405

MAIL TAX STATEMENT TO

Castle of Lumir LLC

1220 Martin Luther King Jr Way #5162

Tacoma, WA 98405

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

Robert R. Foulon, Trustee of the Joann C. Foulon Trust, dated October 13, 2021

Grantor, conveys and warrants to

Castle of Lumir LLC, a Washington limited liability company

Grantee, the following described real property in the County of Klamath, State of Oregon, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

The described real property is free of all liens and encumbrances except (if none, so state):

See "Exhibit A" attached hereto and made a part hereof.


The true and actual consideration paid for this transfer, stated in terms of dollars is \$210,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

OLD REPUBLIC TITLE 5512010208 / AT 643810 AM

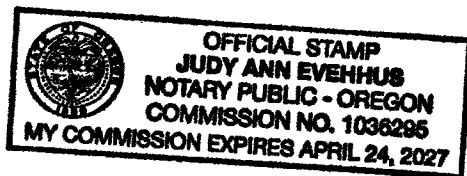
Dated this 29th day of July, 2024.

The Joann C. Foulon Trust, dated October 13, 2021

By: 
Robert R. Foulon, Trustee
Foulon (RF)

STATE OF OREGON
County of Washington

This instrument was acknowledged before me on this 29th day of July, 2024 by Robert ^{R.}Foulon,
Trustee of the Joann C. Foulon Trust, dated October 13, 2021.



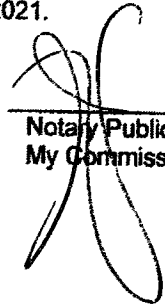

Notary Public for Oregon
My Commission Expires: 04/24/2027

EXHIBIT A

Lots 10 and 11 in Block 5, of DIXON ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Exceptions:

1. The 2024-2025 Taxes: A lien not yet due or payable.
2. City liens, if any, of the City of Klamath Falls.