

2024-010586

Klamath County, Oregon

12/06/2024 01:46:02 PM

Fee: \$92.00

RECORDING REQUESTED BY  
OLD REPUBLIC TITLE COMPANY OF OREGON

Escrow No.: 5512010470  
APN: 417418, 417418

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 A. 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 \$295,000.00.

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 5512010470 1A-660157AM

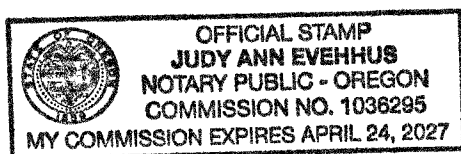
Dated this 5<sup>th</sup> day of December, 2024.

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

By: [Signature] trustee  
Robert R. Foulon, Trustee

STATE OF OREGON  
County of WASHINGTON

This instrument was acknowledged before me on this 05<sup>th</sup> day of December, 2024 by Robert A. Foulon, Trustee of the Joann C. Foulon Trust, dated October 13, 2021.



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

## **EXHIBIT A**

Lot 3, Block 6 of Dixon 2nd Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Exceptions:

1. City liens, if any, of the City of Klamath Falls.
2. Restrictions as shown on the official plat of said Land.
3. Rights of tenants under existing leases or tenancies.
4. An Easement and Well Agreement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as reserved in instrument:

Recorded: July 16, 2024  
Instrument No.: 2024-006113

5. An easement and Well Agreement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as reserved in instrument:

Recorded: August 20, 2024  
Instrument No.: 2024-007290