

RECORDING REQUESTED BY:



4411 NE Sandy Blvd
Portland, OR 97213

GRANTOR'S NAME:
The Joann C. Foulon Trust

GRANTEE'S NAME:
Ubaldo Hernandez

AFTER RECORDING RETURN TO:
Order No.: 45142502779-JC
Ubaldo Hernandez
32835 22nd Ave SW
Federal Way, WA 98032

SEND TAX STATEMENTS TO:
Ubaldo Hernandez
32835 22nd Ave SW
Federal Way, WA 98032

APN/Parcel ID(s): 417392
Tax/Map ID(s): 3809-033Ab
R-3809-033Ab-00100-000
104 S Williams Ave, Klamath Falls, OR
97601-2746
106-108 S Williams Ave, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

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

Grantor, conveys and warrants to

104 & 106-108 WILLIAMS AVE KLAMATH FALLS LLC, a Washington 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$670,000.00). (See 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.

45142502779 / AT 673238 Am
FIDELITY NATIONAL TITLE CO.

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

Dated: 3/27/25

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

BY: [Signature]
Robert Foulon, Trustee

State of OREGON
County of WASHINGTON

This instrument was acknowledged before me on MARCH 27, 2025 by Robert Foulon as Trustee of The Joann C. Foulon Trust, dated October 13, 2021.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 04/24/2027

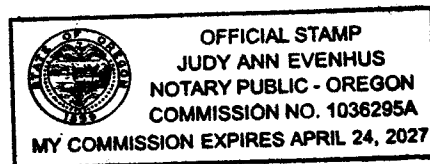


EXHIBIT "A"

Exceptions

Lot 1 and Lot 2 in Block 6 of DIXON ADDITION #2, 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. Easement and Well Agreement, including the terms and provisions thereof,
Recorded: July 16, 2024
Instrument No.: 2024-006113
4. Easement and Well Agreement, including the terms and provisions thereof,
Recorded: August 20, 2024
Instrument No.: 2024-007290
5. Rights of tenants under existing leases or tenancies.