

2007-021454

Klamath County, Oregon



00037579200700214540020027

12/26/2007 03:29:28 PM

Fee: \$26.00

LTC 81399



TICOR TITLE™

After Recording Return To:

Douglas L. Wardell
Dianna L. Nye-Wardell
140132 Bearskin Road
Crescent Lake OR 97733

Send Tax Statements To:

Douglas L. Wardell
Dianna L. Nye-Wardell
140132 Bearskin Road
Crescent Lake OR 97733

Title Order No. 0081399

Escrow No. 200724622

WARRANTY DEED

(ORS 93.850)

Catherine S. Jones, an estate in fee simple, Grantor, conveys and warrants to Douglas L. Wardell and Dianna L. Nye-Wardell, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Situs address as disclosed by Klamath County tax roll:

140132 Bearskin Road Crescent Lake OR 97733

See Exhibit 'A' attached hereto and by reference made a part hereof.

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. 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.

The true consideration for this conveyance is \$170,000.00.

Dated this 22 day of December, 2007.

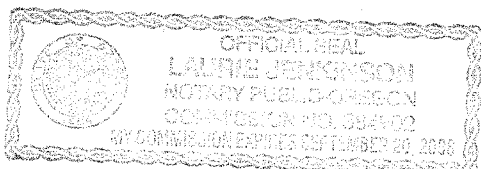
Catherine S. Jones

State of OR, County of Lane)ss.

This instrument was acknowledged before me on December 22, 2007
by Catherine S. Jones.

Notary Public

My commission expires: 9-20-2008



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26444T

EXHIBIT 'A'Legal Description:

Lot 12 in Block 2 of TRACT 1052, CRESCENT PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol.

Covenants, conditions and restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, subject to the terms and provisions thereof,

Recorded: August 16, 1972

Volume: M72, page 6197, Microfilm Records of Klamath County, Oregon

Covenants and conditions and restrictions as shown on the recorded plat, as follows:

"Said plat being subject to: (1) A 25 foot building setback line along the front of all lots and a 20.00 foot building setback line along all street side lines. (2) 16.00 foot utility easements centered on all back and side lines."

Reservation of Well Interest in Warranty Deed, subject to the terms and provisions thereof;

Recorded: August 27, 1986

Volume: M86, page 15433, Microfilm Records of Klamath County, Oregon

Well Agreement, subject to the terms and provisions thereof;

Recorded: August 27, 1986

Volume: M86, page 15437, Microfilm Records of Klamath County, Oregon

By and between: James Martin Saigeon, Margaret Ellen Saigeon, Neil Hammond, Steven LaVelle, Marla LaVelle, and June Hammond

An easement created by instrument, subject to the terms and provisions thereof,

Dated: October 1, 1987

Recorded: October 13, 1987

Volume: M87, page 18596, Microfilm Records of Klamath County, Oregon

In favor of: Steven LaVelle and Marla LaVelle

For: Water line and maintenance

An easement created by instrument, subject to the terms and provisions thereof,

Dated: September 2, 1979

Recorded: May 11, 2000

Volume: M00, page 17133, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation

For: Electric line right of way

Application to Exempt a Manufactured Structure from Registration and Titling, subject to the terms and provisions thereof;

Dated: October 11, 2001

Recorded: October 17, 2001

Volume: M01, page 52926, Microfilm Records of Klamath County, Oregon

End of Exceptions