

NJC 87250

2010-003818

Klamath County, Oregon



00081883201000038180020029

RECORDING REQUESTED BY:

GRANTOR'S NAME:
Danny Rariden

03/29/2010 03:35:01 PM

Fee: \$42.00

GRANTEE'S NAME:
Michael Lee and Lorelen Lee

SEND TAX STATEMENTS TO:
Michael Lee and Lorelen Lee
PO Box 581
Waldport, OR 97394

AFTER RECORDING RETURN TO:
Michael Lee and Lorelen Lee
PO Box 581
Waldport, OR 97394

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Danny Rariden, Grantor, conveys and warrants to

Michael Lee and Lorelen Lee, as tenants by the entirety, 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 Attached Exhibit One

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$30,000.00. (See ORS 93.030)

DATED: March 23, 2010

Danny Rariden
Danny Rariden

State of OREGON

COUNTY of Benton

This instrument was acknowledged before me on March 23, 2010

by Danny Rariden

[Signature], Notary Public - State of Oregon

My commission expires: 03/29/10



\$42.00mt

Exhibit One

Lot 21 in Block 14 of TRACT NO. 1042 TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to and excepting:

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.

Reservations and restrictions contained in Deed from the State of Oregon, to Elizabeth A. Platts, dated June 29, 1907, recorded December 2, 1907 in Deed Volume 23, page 302, Records of Klamath County, Oregon, as follows:

"Subject, however, to rights of way for ditches, canals, and reservoir sites for irrigation purposes, construction, or which may be constructed by authority of the United States or otherwise which right of way is hereby expressly reserved."

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

Recorded: May 27, 1966

Volume: M66, page 5563, Microfilm Records of Klamath County, Oregon

In favor of: United States of America

For: Road

A 25 foot building setback line as shown on dedicated plat.

Restrictions as contained in plat dedication, to wit:

"(1) Building setback lines as shown on the annexed plat; (2) A 16 foot public utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities, with any fences or plantings to be placed thereon at the lot owners risk; (3) One foot street plugs and reserve strips as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the county Commissioners when the adjoining property is developed; (4) All sanitary facilities subject to the approval of the county Sanitarian; (5) Rear lot lines of those lots on Little Deschutes River and Hemlock Creek are in the center of the main channel and will remain in the center of said channel regardless of any meandering of said channel; (6) Sanitary setback lines from Little Deschutes River and Hemlock Creek as shown on the annexed plat; (7) A 15 foot easement for public use, measured horizontally inland from the main high water line of each side of Little Deschutes River and Hemlock Creek; (8) Access to Two River Road is vacated on all lots fronting on Two Rivers Road except Lots 8 and 9 of Block 10; (9) All easements and reservations of record."

Reservations as contained in Warranty Deed, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, subject to the terms and provisions thereof;

Recorded: June 18, 1996

Volume: M96, page 18085, Microfilm Records of Klamath County, Oregon