

2011-013890

Klamath County, Oregon



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12/16/2011 03:21:27 PM

Fee: \$52.00

AFTER RECORDING MAIL TO:

~~Ronald G. Holcombe~~  
2022 NW Myrtlewood  
Corvallis, OR 97330

MAIL ALL TAX STATEMENTS TO:

Same as above

Filed for Record at Request of: Pinnacle Northwest Escrow, LLC

Escrow Number: 1111879

Title Number: 91876 \*\*AmeriTitle\*\*

### Statutory Warranty Deed

**Property Address: 138149 Manzanita Street, Gilchrist, OR 97737**

**Assessor's Tax Account No.: 2409-019DA-03300-000**

**Key No.: 881537 / Code No. : 048**

**Federal National Mortgage Association, GRANTOR**, for and in the true and actual consideration of \$20,000.00, conveys and warrants to

**Alan Holcombe, GRANTEE**,

the following described real estate, free of encumbrances, except as set forth herein, situated in the County of **Klamath**, State of **Oregon**, to wit:

**Lot 36 of TRACT 1318, GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of County Clerk, Klamath County, Oregon.**

SUBJECT TO: (1) Any and all property taxes (including any assessments collected with taxes), in an undetermined amount, which are or shall be a lien but are not yet payable, and which shall be levied by the State and/or County for the next taxable or fiscal year; (2) Any and all items listed on the pages attached hereto, disclosed of the public record, or listed on a commitment of title, including without limitation any agreements, conditions, covenants, declarations, easements, notices, rights, reservations, and/or restrictions which are incorporated herein as if fully set forth.

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.

52pntd

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.

Property Address: **138149 Manzanita Street, Gilchrist, OR 97737**

GRANTOR: **Federal National Mortgage Association**

BY:  **STEPHANIE JACKSON** **ASST. VICE PRESIDENT**  
REPRESENTATIVE OF **Federal National Mortgage Association**

PRINT NAME:

Dated: 12/8/11


STATE OF TEXAS  
COUNTY OF DALLAS } SS:

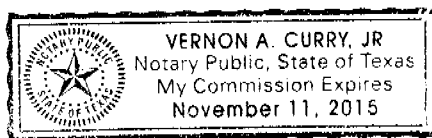
**STEPHANIE JACKSON**

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed  
this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes

mentioned in this instrument. And that he / she / they is / are the **ASST. VICE PRESIDENT**  
of **Federal National Mortgage Association**, and is authorized to sign on its behalf.

Dated: 12/8/11





Notary Public in and for the State of Texas  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

EXHIBIT 'A' TO STATUTORY WARRANTY DEED

Covenants, conditions and restrictions, as contained in plat declaration of Tract 1318 Gilchrist Townsite.

Abutter's rights to Highway 97 are hereby relinquished for Lots 1, 2, 85 and 88-92 (no access).

Shared driveway easements as shown on annexed plat.

Blanket easement to the Ernst Brothers LLC for the purpose of operation, maintenance and expansion of the existing water and sanitary sewer systems for and within the subdivision.

Assigned to: Wayne G. Ernst, Jan K. Houck, William L. Ernst and John S. Ernst

Dated: October 21, 1998

Recorded: September 24, 1999

Volume: M99, page 38075, Microfilm Records of Klamath County, Oregon

And

Volume: M99, page 30878, Microfilm Records of Klamath County, Oregon

And further Assigned to: Gilchrist Water Company, LLC

Dated: October 21, 1998

Recorded: October 5, 1999

Volume: M99, page 39660, Microfilm Records of Klamath County, Oregon

And

Volume: M99, page 39664, Microfilm Records of Klamath County, Oregon

Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof,

Dated: November 27, 1996

Volume: M96, page 37354, Microfilm Records of Klamath County, Oregon

Party Wall and Maintenance Agreement, subject to the terms and provisions thereof:

Dated: March 10, 1997

Recorded: March 12, 1997

Volume: M97, page 7194, Microfilm Records of Klamath County, Oregon

Between: Lots 36 and 37

Right of Way for ditches or canals given to the United States of America, as recorded in Volume 32, Pages 619 and 620 and Volume 34, page 24.

Right of Way to the Pacific Telephone and Telegraph Company as recorded in Volume 85, Page 216, and in Volume 87, Page 634.

Agreement with Shevlin-Hixon Company, as recorded in Volume 159, Page 300; Volume 245, Page 590; Volume 253, Page 222 and Volume M--87, Page 2089.

Access restrictions to State of Oregon, by and through its State Highway Commission, as recorded in Volume 253, Page 525; Volume M68, Page 2582, and Volume M75, Page 3979.

Beam path easement to the United States of America as recorded in Volume 298, Page 271.

Right of Way to Pacific Gas Transmission Company as recorded in Volume 323, Page 601; Volume 333, Page 472; Volume 336, Page 253; and Volume M79, Page 1285.

Easement to Cascade Natural Gas Company as recorded in Volume 340, Pages 221 and 224.

Grant of Easement to Pacific Northwest Bell Telephone Company as recorded in Volume M72, Page 8484.

Indenture of access to the State of Oregon, Department of Transportation, Highway Division as recorded in Volume M-75, Page 3979.

Easement for a public bikeway and walkway to the State of Oregon, Department of Transportation, Highway Division as recorded in Volume M-79, Page 26327.

Easement to Cascade Natural Gas Company as recorded in Volume M-88, Page 9373.

Agreement with Country Cable Vision, LTD as recorded in Volume M-91, Page 18726.

Water Rights appurtenant to this land are for domestic and municipal uses and are reserved by the Ernst Brothers LLC. Certificate Numbers U-112, Volume 11, Page 12508; U-116, Volume 11, Page 13433; U-360, Volume 17, Page 24582, Oregon State Record of Water Right certificates.

Communications line right-of-way easement with Telephone Utilities of Eastern Oregon, Inc. dba PTI Communications as recorded in Volume M96, Page 25105.

Easement to Midstate Electric Cooperative Inc. for the purpose of operation and maintenance of existing power service for and within the subdivision as follows: Primary overhead distribution (69Kv-115Kv): 10 feet, wide or 5 feet on each side of centerline; secondary overhead distribution (110v-480v): 10 feet wide or 5 feet on each side of center line; secondary underground distribution (110v-480v): 10 feet wide or 5 feet on each side of center line; support guy wires: 10 feet wide or 5 feet on each side of center line.