

2012-002045

Klamath County, Oregon



00114472201200020450020024

02/27/2012 09:10:23 AM

Fee: \$42.00

Grantor's Name and Address:

Kevin Mandlin
22050 NE Butler Market Road
Bend, OR 97701

Grantee's Name and Address:

Stahancyk, Kent & Hook P.C.
158 NE Greenwood Ave.
Bend, OR 97701

After recording return to:

Stahancyk Kent & Hook, P.C.
Attn: Joel J. Kent
158 NE Greenwood Ave.
Bend, OR 97701

Until a change is requested,

all tax statements shall be sent to:

Stahancyk, Kent & Hook, P.C.
Attn: Joel J. Kent
158 NE Greenwood Ave.
Bend, OR 97701

WARRANTY DEED

Kevin Mandlin, Grantor, conveys and warrants to Stahancyk Kent & Hook, PC, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

LOT 63 IN BLOCK 1 OF TRACT 198, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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 AD SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Subject the exceptions as listed on Exhibit A attached hereto and incorporated herein.

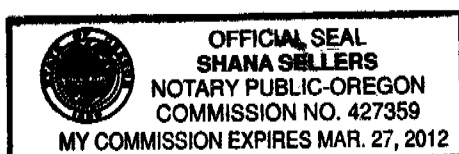
The true consideration for this conveyance is partial satisfaction of Grantor's indebtedness to Grantee.

Dated this 22nd day of February, 2012.

Kevin Mandlin

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me this 22 day of February 2012 by Kevin Mandlin to be his voluntary act and deed.



Notary Public for Oregon

My Commission Expires: 3-27-2012

EXHIBIT A

1. 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 District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Forest Meadows Road Association (Yearly dues \$100.00).
3. Reservations and restrictions as contained in Deed executed by Rollin E. Cook and Helen E. Cook, husband and wife, to Hardy G. Hand and Betty P. Hand, husband and wife, dated July 8, 1954 and recorded July 22, 1954 in Volume 268, page 209, Deed Records of follows: Klamath County, Oregon, as follows:

"Saving and Except: It is agreed that the sellers retain an undivided 1/2 interest in all of the mineral, oil and gas rights on the premises, together with the privilege of ingress and egress for the purpose of taking and removing the same."
4. Reservations and restrictions as contained in dedication of Tract 1098-Split Rail Ranchos, as follows:

"...said plat subject to: A 45 foot building set-back line along the front of all lots and a 20 foot building setback along the said street lines; any additional restrictions provided in any recorded protective covenants or any Oregon administrative regulations pertaining hereto; A 16 foot public utility easement along the back of all lots."
5. 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 law to the extent that said covenant or restriction is permitted by applicable law, subject to the terms and provisions thereof,
Recorded: April 1, 1994
Volume: M94, page 11266, Microfilm Records of Klamath County, Oregon
6. 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: April 14, 1994
Volume: M94, page 11266, Microfilm Records of Klamath County, Oregon
7. An easement created by instrument, subject to the terms and provisions thereof,
Dated: March 1, 1994
Recorded: April 26, 1994
Volume: M94, page 12551, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc.
8. Right of Way Easement, created by instrument, subject to the terms and provisions thereof;
Dated: June 17, 1975
Recorded: February 10, 2000
Volume: M00, page 4330, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc.
For: Electric transmission or distribution line or System
(Blanket Easement)