

2014-007859

Klamath County, Oregon



00156606201400078590020021

07/29/2014 09:42:25 AM

Fee: \$47.00

After recording return to:

ERNEST O NOFFSINGER
395 SANTA CLARA AVE.
EUGENE, OR 97404

Until a change is requested
Tax statements shall be sent to
The following address:

SAME AS ABOVE

WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

ERNEST O. NOFFSINGER MARILOU D. NOFFSINGER, husband and wife, Grantor.

conveys and warrants to:

ERNEST O. NOFFSINGER and MARILOU D. NOFFSINGER, husband and wife, and SHANE S. MORTON and BRINA R. MORTON, husband and wife, Grantee,

The following described real property free of encumbrances except as specifically set forth herein:

Lot 15 in Block 4 of Tract No. 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO THE ATTACHED EXCEPTIONS. SEE EXHIBIT "A"

Tax Account No: R165190 Map No: R- 2607-001C0-01500-000

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ zero. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole (indicate which) of the consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 25 day of July, 2014.

GRANTOR(S):

Ernest O. Noffsinger
ERNEST O. NOFFSINGER

Marilou D. Noffsinger
MARILOU D. NOFFSINGER

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on July 25, 2014
by ERNEST O. NOFFSINGER and MARILOU D. NOFFSINGER.

N. Paula Della Smith
Notary Public for Oregon
My commission expires March 17, 2018

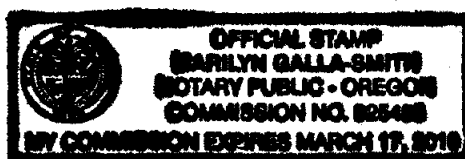


EXHIBIT "A"

1. Reservations and restrictions in the dedication of Tract No. 1069, as follows: " 1) 25 foot building set-back from front and side property lines. 2) Public utilities easements 16 feet in width centered on all side and back lot lines. 3) One foot reserve strips (street plugs) 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 properly developed. 4) All sanitary facilities subject to approval of the County Sanitarian. 5) Upper 35 feet from the high watermark, the mean thereof, of the Little Deschutes River is reserved for public access easement. 6) Public access to the Little Deschutes River is provided by easements 10 feet in width as shown on the annexed plat. 7) All existing easements and reservations of record. 8) A sanitary line set-back 100 feet from the flood plane of the Little Deschutes River as shown on the annexed plat."

2. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Little Deschutes River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.

3. Any claim of the State of Oregon based upon possible artificial fill Little Deschutes River. We will need a deed from the State of Oregon to clear this exception.

4. Articles of Association of Little Deschutes River Woods Owners Association, including the terms and provisions thereof,

Recorded : March 12, 1973, in Volume M73 page 2591, amended by Deed recorded October 2, 1975, in Volume M75 page 12048 and recorded December 6, 1977, in Volume M77 page 23644 and 23645, Deed records of Klamath County, Oregon.

5- Right of Way Easement, including the terms and provisions thereof,

Dated : August 14, 1978

Recorded : September 6, 1978, in Volume M78 page 18615, Deed records of Klamath County, Oregon

From : Michael B. Jager and Margaret H. Jager and Clark J. Kenyon

To : Midstate Electric cooperative, Inc.