MTC 102678

AmeriTitle

472514 52/315·45

RECORDING REQUESTED BY:

Chicago Title Company of Oregon
10151 SE Sunnyside Road Suite 300
Clackamas, OR 97015

GRANTOR:
Ellen E Olson Sax
PO Box 30
Decatur, NE 68020

GRANTEE:
Maury Mudrick and Juliann Mudrick
20507 NE 273rd St.
Battle Ground, WA 98604

SEND TAX STATEMENTS TO:
Maury Mudrick and Juliann Mudrick
11726 Welsh Street
Crescent Lake, OR 97733

AFTER RECORDING RETURN TO:
Maury Mudrick and Juliann Mudrick
11726 Welsh Street
Crescent Lake, OR 97733

Escrow No: 472514521315MM-CT45

SEC 9400/ 9500

11726 Welsh Street
Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CHICAGO TITLE

WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Ellen E Olson Sax

Grantor, conveys and warrants to

Maury Mudrick and Juliann Mudrick, as tenants by the entirety

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lots 5 and 6, Block 7 of Tract 1123, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

R-2607-00100-09400-000 Track 1123 Blk 7 Lot 5
R-3607-00100-09500-000 Track 1123 Blk 7 Lot 6

The true consideration for this conveyance is $246,500.00.

ENCUMBRANCES: see exhibit A attached

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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

472514521315MM-CT45
Deed (Warranty – Statutory (Individual or Corporation))

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated January 8, 2015; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Ellen E. Olson-Sax
Ellen E Olson Sax

STATE OF _Iowa_
County of _Woodbury_

This instrument was acknowledged before me on   1/8/15   by Ellen E Olson Sax.

Tami S Hansen
Notary Public for ~~Oregon~~ _Iowa_

My Commission Expires:

(SEAL)

TAMI S HANSEN
Commission Number 729092
MY COMMISSION EXPIRES
_6-28-16_

472514521315MM-CT45
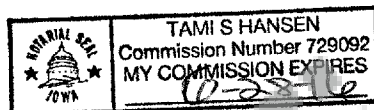Deed (Warranty – Statutory (Individual or Corporation))

Exhibit 'A'

7. 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.

8. Reservations as contained in deed from Klamath County, Oregon, recorded November 4, 1941 in Book 142 at page 264 and recorded November 8, 1941 in Book 142 at page 363, Deed records of Klamath County, Oregon.

9. Reservations and restrictions as contained in plat dedication of Tract 1123. Reference is made to said plat for full particulars.

10. Articles of Association of Little Deschutes River Woods Owners Association, subject to the terms and provisions thereof, recorded in Volume M73, page 2591, and amendments thereto recorded in Volume M77, page 23644 and M77 at page 23645, Microfilm Records of Klamath County, Oregon.

11. Subject to the terms and provisions of the Little Deschutes River Woods Owners Association.

12. An easement, subject to the terms and provisions thereof, for electric line, being 10 feet in width, from Michael B. Jager, Margaret H. Jager and Clark J. Kenyon to Midstate Electric Cooperative, Inc., recorded August 22, 1978 in Volume M78, page 18615, Microfilm Records of Klamath County, Oregon.

End of Exceptions