

2015-003989

Klamath County, Oregon



00168457201500039890020024

04/28/2015 10:38:31 AM

Fee: \$47.00

After recording, return to:

David E. Paulson, LLC
225 NW Franklin Ave., Ste. 2
Bend, OR 97701

Until a change is requested, send all tax statements to:

Theodore R. and Marianne Haak, Trustees
Haak Family Trust
149930 Kurtz Road
La Pine, OR 97739

WARRANTY DEED

The true and actual consideration for this conveyance is other good and valuable consideration.

Theodore R. Haak and Marianne Haak, Grantor, conveys and warrants to Theodore R. and Marianne Haak, Trustees to the Haak Family Trust u/a/d April 9, 2015, Grantee, the following described real property in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 2 in Block 2 of ANTELOPE MEADOWS, according to the official plat there on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2310 016A0 03600; Key No. 136052

Subject to and excepting:

1. Regulations and restrictions, subject to the terms and provisions thereof for Antelope Meadows Special Road District.
2. Covenants and conditions, as contained in plat dedication to wit: "Subject to a 16 foot easement for future public utilities and a 20 foot building setback as shown on the annexed map, also subject to easements and reservations of record and additional restrictions as provided in any protective covenants."
3. An 8 foot utility easement along West lot line as shown on dedicated plat.
4. A 20 foot utility building setback line along the East lot line as shown on dedicated plat.
5. An easement, subject to the terms and conditions thereof, created by instrument dated June 28, 1976, recorded July 6, 1976 in Volume M76, page 10177, Microfilm Records of Klamath County, Oregon.
6. Oregon Outback Fire Protection District lease for storage tank on property.

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance containing exceptions for matters of public record. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

Property or value other than payment in dollars was either part or the whole consideration.

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 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.

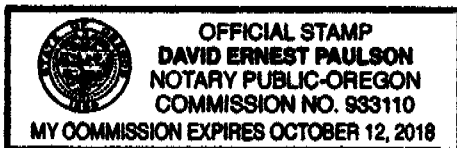
DATED April 9, 2015.

Theodore R. Haak
THEODORE R. HAAK

Marianne Haak
MARIANNE HAAK

STATE OF OREGON)
)ss.
County of Deschutes)

This instrument was acknowledged before me on April 9, 2015, by Theodore R. Haak and Marianne Haak.



David E. Paulson
Notary Public for Oregon