

GRANTOR:  
David P. Davern  
29204 Berlin Road  
Sweet Home, OR 97386

GRANTEE:  
Shawn Olson and Loni Olson  
P. O. Box 617  
Lebanon, OR 97355

SEND TAX STATEMENTS TO:  
Shawn Olson and Loni Olson  
P. O. Box 617  
Lebanon, OR 97355

AFTER RECORDING RETURN TO:  
Shawn Olson and Loni Olson  
P. O. Box 617  
Lebanon, OR 97355

Escrow No: 471815043357-TTMIDWIL08

R-2310-36B-3100-000 #R138942

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

David P. Davern, Grantor, conveys and warrants to

Shawn Olson and Loni Olson, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

**Lots 49 and 50 in Block 1 of Tract 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$42,000.00. (See ORS 93.030)

**Subject to and excepting:**

Taxes assessed under Code No. 211 Account No. R138942 Map No. R-2310-036B0-03100-000  
The 2015-2016 Taxes: A lien not yet due or payable.

Special Assessment disclosed by the Klamath tax rolls:  
For: Walker Range Timber Fire Patrol

Special Assessment disclosed by the Klamath tax rolls:  
For: Sun Forest Estates Road District  
Restrictions as shown on the official plat of said land.

Reservation of Oil, gas, minerals, or other rights, including the terms and provisions contained therein, in deed from Delbert Hale and E. Carlyle Smith.  
Instrument No.: M66, page 11271

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

An easement and release including the terms and provisions thereof, affecting the portion of said premises and  
for the purposes stated therein as set forth in instrument:  
Recorded: June 30, 1972  
Instrument No.: M72, 7124

Articles of Association, including the terms and provisions thereof,  
Recorded: September 19, 1972  
Instrument No.: M72, page 10581

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin 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.  
Recorded: September 19, 1972  
Instrument No.: M72, page 10585

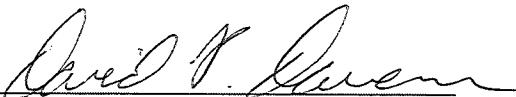
Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Sun Forest Estates Homeowner's Association.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Recorded: September 10, 1973  
Instrument No.: M73, page 12179

Right of Way easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Recorded: March 2, 2000  
Instrument No.: M00-6591

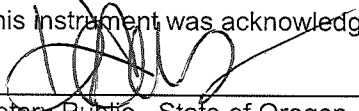
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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: September 15, 2015

  
David P. Davern

State of OREGON  
COUNTY of LINN

This instrument was acknowledged before me on September 15, 2015 by David P. Davern.

  
Notary Public - State of Oregon  
My commission expires: 4/8/16

