

RECORDING REQUESTED BY:



6000 Meadows Rd, Ste 100
Lake Oswego, OR 97035

AFTER RECORDING RETURN TO:

Order No.: 871700170-BO
Renesh Wainscoat

SEND TAX STATEMENTS TO:

Renesh Wainscoat

APN: R148995
Map: R-2408-025C0-03500-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Judson M Stern-Carusone and Jenny H Stern-Carusone, as tenants by the entirety, Grantor, conveys and warrants to **Renesh Wainscoat**, 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:

The South two acres of the following described tract: All of that real property described as the E1/2 NW1/4 SW1/4 SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

2017-001907

Klamath County, Oregon

02/23/2017 11:19:00 AM

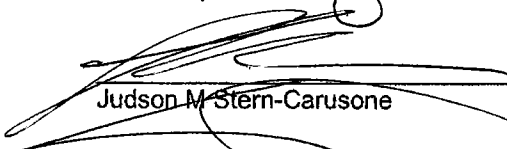
Fee: \$57.00

AmeriTitle- 151748AM

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: February 22, 2017



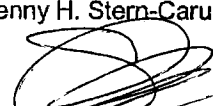
Judson M. Stern-Carusone



Jenny H. Stern-Carusone

State of Oregon
County of Wash

This instrument was acknowledged before me on February 22, 2017 by Judson M. Stern-Carusone and Jenny H. Stern-Carusone



Notary Public - State of Oregon

My Commission Expires: 10/1/17

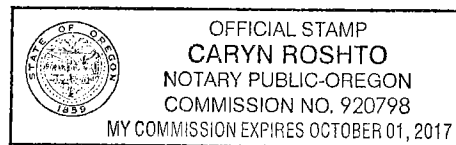


EXHIBIT "A"
Exceptions

Subject to:

1. Special Assessment disclosed by the Klamath tax rolls:
For: Crescent Fire District
2. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
3. The provisions contained in Warranty Deed,
Recorded: October 10, 1974,
Instrument No.: M74, page 13284.
4. The provisions contained in Warranty Deed,
Recorded: November 18, 1974,
Instrument No.: M74, page 14819.
5. 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:
Granted To: US West Communications, Inc. a Colorado corporation
Recorded: March 2, 1993
Instrument No.: M93, page 4339
6. Assignment and Assumption of Right of Way, subject to the terms and provisions thereof;
Recorded: November 17, 1995
Volume: M95, page 31559
From: US West Communications, Inc.
To: Telephone Utilities of Eastern Oregon, Inc.
7. 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:
Granted To: Crescent Water Association, its successors and assigns
Recorded: May 9, 1995
Instrument No.: M95, page 11909
8. Conditional Use Permit Restrictive Covenant, including the terms and provisions thereof,
Recorded: August 7, 1995
Instrument No.: M95, page 20832
9. 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:
Granted To: Midstate Electric Cooperative, Inc., a cooperative corporation
Recorded: May 14, 2001
Instrument No.: M01, page 21919
10. The existing road does not lie within the West 15 feet of the property herein described as disclosed by Survey by Raymond E. Oman dated August 31, 1981 and filed as Survey No. 3514 in the office of the Klamath County Surveyor.
11. Any uncertainty as to the location of the North and South lines of the herein described property due to the use of acreage in the legal description.

EXHIBIT "A"
Exceptions

12. Articles of Incorporation for Crescent Water Supply and Improvement District, including the terms and provisions thereof,
Recorded: October 14, 2010
Instrument No.: 2010-012117
13. Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the Land.