

RECORDING REQUESTED BY:

2017-004805

Klamath County, Oregon

05/08/2017 02:12:00 PM

Fee: \$52.00



153 SW 5th Street  
Redmond, OR 97756

**AFTER RECORDING RETURN TO:**

Order No.: WT0140788-ESC  
Jason Peterson and Trisha Peterson  
85965 Lorane Hwy  
Eugene, OR 97405

**SEND TAX STATEMENTS TO:**

Jason Peterson and Trisha Peterson  
85965 Lorane Hwy  
Eugene, OR 97405

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Denise Herschbach Who acquired title as Denise Pollock**, Grantor, conveys and warrants to **Jason Peterson and Trisha Peterson, 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:

Lot 13 in Block 9 of Tract 1123, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00). (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.

169480AM

Return To:



# STATUTORY WARRANTY DEED

(continued)

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

Dated: 5-5-17

Denise H

Denise Herschbach

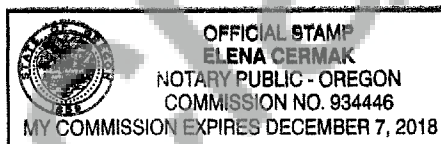
State of Oregon  
County of Deschutes

This instrument was acknowledged before me on May 5 2017 by  
Denise Herschbach.

Elena Cermak

Notary Public - State of Oregon

My Commission Expires: 12/7/18



## EXHIBIT "A"

### Exceptions

**Subject to:**

**SPECIFIC ITEMS AND EXCEPTIONS:**

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

The provisions contained in Deed, Recorded: November 4, 1941, Instrument No.: Volume 142, Page 264. As follows: rights of way for utilities, highways, roads and the like. Also subject to 1941 grazing lease

The provisions contained in Deed, Recorded: November 8, 1941, Instrument No.: Volume 142, Page 363. As follows: any existing rights of way for public utilities , highways, roads and the like .

Restrictions as shown on the official plat of said land.

Public Utilities Easements, Setbacks and all Easements as shown on the official plat of said land.

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: March 12, 1973

Instrument No.: Volume M73, Page 2591

Amended by instrument,

Recorded: December 6, 1977

Instrument No.: Volume M77, Page 23644

Amended by instrument,

Recorded: December 6, 1977

Instrument No.: Volume M77, Page 23645

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Little Deschutes River Woods 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:

Granted To: Midstate Electric Cooperative, Inc.

Recorded: August 22, 1978

Instrument No.: Volume M78, Page 18615