

RETURN TO AMERITITLE # 168497AM

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

3007 North Delta Hwy., Ste 206
Eugene, OR 97408

2017-005253

Klamath County, Oregon

05/12/2017 02:26:00 PM

Fee: \$52.00

GRANTOR'S NAME:

Nancy Blondin and Russell Blondin

GRANTEE'S NAME:

Jeremy Edwards

AFTER RECORDING RETURN TO:

Order No.: 60461740943-WC

Jeremy Edwards
3353 Redwood Drive
Springfield, OR 97478

SEND TAX STATEMENTS TO:

Jeremy Edwards
3353 Redwood Drive
Springfield, OR 97478

APN: R-2407018A0-04900-000
Lot 15 Tract 1384, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Nancy Blondin and Russell Blondin, as tenants by the entirety, Grantor, conveys and warrants to **Jeremy Edwards**, 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 15, Diamond Meadows, Tract No. 1384, 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 NINE THOUSAND AND NO/100 DOLLARS (\$9,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART OF

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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 5.11.17

Nancy Blondin
Nancy Blondin
Russell Blondin
Russell Blondin

State of MN.

County of HENNEPIN

This instrument was acknowledged before me on 5/11/2017 by
Nancy Blondin and Russell Blondin.

Kari J. Olson
Notary Public - State of ~~Oregon~~ Minnesota

My Commission Expires: _____



EXHIBIT "A"

6. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
7. Agreement and Easement, including the terms and provisions thereof,
Dated: June 11, 1968
Recorded: June 13, 1968
Instrument No.: M68, page 5239
Between: Fred P. Brewer and Gracie Dee Brewer
And: Fred F. Jirek and Charlet F. Jirek
8. 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: May 10, 2005
Instrument No.: M05, page 33826

Amended by instrument,
Recorded: October 30, 2007
Instrument No.: 2007-018620

Re-recorded: February 2, 2010
Instrument No.: 2010-001803

Amended by instrument,
Recorded: April 19, 2011
Instrument No.: 2011-004956
9. Rules, regulations, levies and assessments, of the Diamond Meadows Tract #1384 Homeowner's Association, including the terms and provisions thereof,
Recorded: May 10, 2005
Instrument No.: M05, page 33826
10. Covenants, conditions, restrictions and easements as shown on the official plat of said land.
11. Amended Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,
Recorded: October 30, 2007
Instrument No.: 2007-018621

Amended by instrument,
Recorded: April 19, 2011
Instrument No.: 2011-004957
12. Drainage, slope, utility and turn around easements as shown on the official plat of said land.