

AFTER RECORDING

Return to AmeriTitle

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

#171529

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

2017-006888

Klamath County, Oregon

06/23/2017 10:44:00 AM

Fee: \$52.00

GRANTOR'S NAME:

Jered M. Nemeth and Audrey J. Nemeth

GRANTEE'S NAME:

Thomas Anders and Brittany Anders

AFTER RECORDING RETURN TO:

Order No.: 60461741060-KB

Thomas Anders and Brittany Anders, as tenants by the entirety

144208 Birchwood Rd

La Pine, OR 97739

SEND TAX STATEMENTS TO:

Thomas Anders and Brittany Anders

144208 Birchwood Rd

La Pine, OR 97739

APN: R-2310-036C0-02600-000

Map: R141117

144208 Birchwood Road, La Pine, OR 97339

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

BT
TA
Jered M. Nemeth and Audrey J. Nemeth, Grantor, conveys and warrants to Thomas Anders and Brittany Anders, 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 101, Block 1, Tract 1060, SUN FOREST ESTATES, 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 TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$265,000.00). (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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 6/16/17

[Signature]
Jered M. Nemeth

[Signature]
Audrey J. Nemeth

State of Oregon

County of Deschutes

This instrument was acknowledged before me on June 16 2017 by .

[Signature]
Notary Public - State of Oregon

My Commission Expires: 8/23/2020

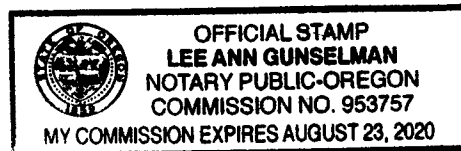


EXHIBIT "A"
Exceptions

Subject to:

1. 1.Special Assessment disclosed by the Klamath tax rolls:For: Walker Ranger Timber Fire Patrol

2.Restrictions as shown on the official plat of said land.

3.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: United States of America and its assigns
Recorded: October 9, 1951
Instrument No.: Volume 250, Page 282

4. Articles of Association of Sun Forest Estates, including the terms and provisions thereof,
Recorded: September 19, 1972
Instrument No.: Volume M72, Page 10581

5. 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.: Volume M72, Page 10585

6. 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: March 2, 2000
Instrument No.: Volume M00, Page 6586