

RECORDING REQUESTED BY:

360 SW Bond Street, Suite 100
Bend, OR 97702

2017-009081

Klamath County, Oregon

08/11/2017 12:51:00 PM

Fee: \$52.00

GRANTEE'S NAME:

Alden Andre and Carrie Andre

AFTER RECORDING RETURN TO:

Order No.: R133653-TB

Alden Andre and Carrie Andre
147314 Mabel Drive
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Alden Andre and Carrie Andre
147314 Mabel Drive
La Pine, OR 97739

APN: R893990

Map: 2309-024C0-01500-000

147314 Mabel Drive, La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bradford L Foote and Mary E Foote, Grantor, conveys and warrants to **Alden Andre and Carrie Andre**, 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 16, Tract 1387, Whispering Meadows, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

SEE EXHIBIT "A" ATTACHED HERETO

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED THIRTY-NINE THOUSAND AND NO/100 DOLLARS (\$439,000.00). (See ORS 93.030).

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: 8/3/17

Bradford L Foote

Bradford L Foote

Mary E Foote

Mary E Foote

JURAT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:

Warranty Deed

State of OREGON
County of DESCHUTES

This instrument was acknowledged before me on Aug 3, 2017 by Bradford L. Foote and Mary E. Foote.

Carla J. Cahail
Carla J. Cahail, Notary Public - State of Oregon

My Commission Expires: 9-19-17

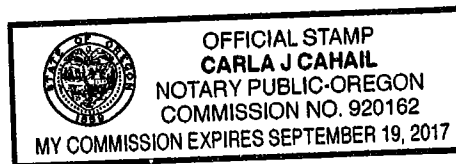


EXHIBIT A

As disclosed by the Klamath County tax roll, the amount of assessment has been reduced by reason of a Veteran's Exemption.

Special Assessment disclosed by the Klamath tax rolls:
For: Crescent Fire District

Special Assessment disclosed by the Klamath tax rolls:
For: River Pine Estates Road

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

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: Pacific Telephone & Telegraph Company
Recorded: December 26, 1928
Volume : 85, page 65

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: January 2, 1953
Volume: 258, page 420

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: Adjacent property owners
Recorded: October 27, 1976
Instrument No.: M76, page 17047

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: January 31, 2007
Instrument No.: 2007-001622
Re-recorded: February 15, 2007
Instrument No.: 2007-002667

Restrictions as shown on the official plat of said land.

Wildlife Habitat as shown on the official plat of said land.

Walker Basin Canal as shown on the official plat of said land.

Powerline Easement as shown on the official plat of said land.