

RECORDING REQUESTED BY:



300 W Anderson, PO Box 1075
Coos Bay, OR 97420

GRANTOR'S NAME:

Clyde O McCall and Geraldine Velma McCall

GRANTEE'S NAME:

Joy Cavinta

AFTER RECORDING RETURN TO:

Order No.: 360617020605-SL

Joy Cavinta
1211 Cheryl Drive
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Joy Cavinta
1211 Cheryl Drive
La Pine, OR 97739

1211 Cheryl Drive, La Pine, OR 97739

2017-009503

Klamath County, Oregon

08/22/2017 03:31:00 PM

Fee: \$52.00

AFTER RECORDING
RETURN TO
Ticor Title Company
West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233
184155 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Clyde O McCall and Geraldine Velma McCall, as tenants by the entirety, Grantor, conveys and warrants to **Joy Cavinta, an estate in fee simple**, 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 8, Block 17, Second Addition to the River Pine Estates, Tract No. 1061, 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 NINETY-SEVEN THOUSAND AND NO/100 DOLLARS **(\$97,000.00)**. (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: 8-15-17

Clyde O McCall
Clyde O McCall

Geraldine Velma McCall
Geraldine Velma McCall

State of Oregon
County of Cook

This instrument was acknowledged before me on August 15, 2017 by Clyde O McCall and Geraldine Velma McCall.

Michelle Kay Lindsey
Notary Public - State of Oregon

My Commission Expires: July 21, 2018



EXHIBIT "A"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

· The 2017-2018 Taxes: A lien not yet due or payable.

· The Land, as defined in the policy to be issued, does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration.
(X155519).

Restrictions as shown on the official plat of said land.

Building setbacks as shown on the official plat of said land.

Street reservation strip 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: June 23, 1972

Volume: M72, page 6815

· 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: June 25, 1972

Volume: M72, page 6813