

MITCHELL TEAM

RECORDING REQUESTED BY:

Western Title & Escrow

497 Oakway Road, Suite 340  
Eugene, OR 97401

**GRANTOR'S NAME:**

Beau Heth

**GRANTEE'S NAME:**

Lawrence M. Woods

**AFTER RECORDING RETURN TO:**

Order No.: WT0162066-JT

Lawrence M. Woods  
92967 Prairie Rd  
Junction City, OR 97448

**SEND TAX STATEMENTS TO:**

Lawrence M. Woods  
92967 Prairie Rd  
Junction City, OR 97448

APN: R389350

Map: R-3711-021C0-02500-000

2018-010653

Klamath County, Oregon

08/31/2018 02:48:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Beau Heth, Grantor, conveys and warrants to Lawrence M. Woods, 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 14, Block 15, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, 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 EIGHT THOUSAND EIGHT HUNDRED SIXTY AND NO/100 DOLLARS (\$8,860.00). (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: August 30, 2018

Beau Heth

Beau Heth

State of OREGON

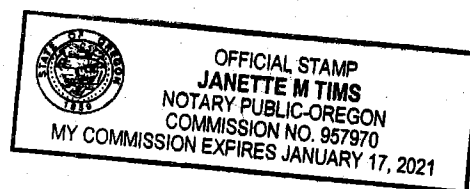
County of LANE

This instrument was acknowledged before me on Aug. 30, 2018 by Beau Heth.

Janette M. Tims

Notary Public - State of Oregon

My Commission Expires: 1-17-2021



## **EXHIBIT "A"**

### **Exceptions**

**Subject to:**

The 2018-2019 Taxes: A lien not yet due or payable.

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Timber Fire Patrol

Covenants, conditions, restrictions and easements as shown on the official plat of said land.

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: July 12, 1963

Instrument No.: Volume 346, Page 473

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Klamath Recreational Association Homeowner's Association.

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: April 23, 2002

Instrument No.: Volume M02, Page 23842

Amended by instrument,

Recorded: October 10, 2008

Instrument No.: 2008-013999

Amended by instrument,

Recorded: November 16, 2009

Instrument No.: 2009-014671

Amended by instrument,

Recorded: August 29, 2013

Instrument No.: 2013-009910

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 28, 2012

Instrument No.: 2012-010782