

2018-013295

Klamath County, Oregon

10/31/2018 09:32:01 AM

Fee: \$92.00

**RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON**

Escrow No.:5511005653

APN:R82289

WHEN RECORDED MAIL TO

Jonathan Sarmiento
94-1045 Hapapa Street
Waipahu, HI 96797

MAIL TAX STATEMENT TO

Jonathan Sarmiento
94-1045 Hapapa Street
Waipahu, HI 96797

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

Jose T. Agustin and Ana B. Agustin, Grantor, conveys and warrants to Jonathan Sarmiento, Grantee, the following described real property in the County of Klamath, State of Oregon, described as follows:

Lot 15, Block 18, Mt. Scott Meadows Subdivision, Tract No. 1027, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The described real property is free of all liens and encumbrances except (if none, so state):

See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$3,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

Old Republic Title: 5511005653

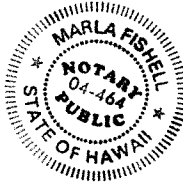
Dated this 28 day of October, 2018.

Jose T. Agustin
Jose T. Agustin

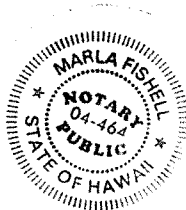
Ana B. Agustin, by her Attorney in Fact
Merlita A. Raguindin
Ana B. Agustin, by her Attorney in Fact, Merlita A.
Raguindin

CIT/1
AND
STATE OF HAWAII
County of Honolulu

This instrument was acknowledged before me on this 28 day of October, 2018 by Jose T. Agustin and by her Attorney in Fact, Merlita A. Raguindin for Ana B. Agustin.



Marla Fishell
Notary Public for Hawaii
My Commission Expires: 08-29-20



Doc. Date: 10-28-18 # Pages: 3
Notary Name: Marla Fishell 1st Circuit
Doc. Description: Warranty Deed
Marla Fishell 10-28-18
Notary Signature Date
NOTARY CERTIFICATION

Order No.: 5511005653

EXHIBIT A

Exceptions:

Taxes assessed under Code No. 072 Account No. R82289 Map No. R-3107-012A0-02500-000

Special Assessment disclosed by the Klamath tax rolls: For: Klamath Lake Grazing 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: Midstate Electric Cooperative, Inc., a cooperative corporation Recorded: June 19, 1973 Instrument No.: M73, page 7668 and Instrument No.: M73, page 7669

Restrictions as shown on the official plat of said land.

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

Easements as shown on the official plat of said land.

Articles of Mt. Scott Meadows, aka Mt. Scott Pines Home Owners Association, including the terms and provisions thereof, Recorded: July 9, 1973 Instrument No.: M73, page 08718

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 9, 1973 Instrument No.: M73, page 8724 Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Mt. Scott Meadows aka Mt. Scott Pines Homeowner's Association.

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, Inc. Recorded: October 10, 1983 Instrument No.: Volume M84, Page 7179

Reservation of Oil, gas, minerals, or other mineral and hydrocarbon substances beneath the surface thereof, including the terms and provisions contained therein, in deed from The Bank of California, N.A., as Trustee. Recorded: November 12, 1992 Instrument No.: M92, page 7393 The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.