

RECORDING REQUESTED BY:



497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

Todd W. Zimmerman and Kristine M. Zimmerman

GRANTEE'S NAME:

Brian Scott Stuller and Darci Richelle Stuller

AFTER RECORDING RETURN TO:

Order No.: WT0165943-AMD

Brian Scott Stuller and Darci Richelle Stuller, as tenants by the
entirety
88480 Ellmaker Road
Veneta, OR 97487

SEND TAX STATEMENTS TO:

Brian Scott Stuller and Darci Richelle Stuller
88480 Ellmaker Road
Veneta, OR 97487

APN: R147139

M44419

Map: R-2407-018A0-03800-000

140468 Pine Creek Loop, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Todd W. Zimmerman and Kristine M. Zimmerman, Grantor, conveys and warrants to **Brian Scott Stuller and Darci Richelle Stuller, 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 2, Block 1, TRACT NO. 1052, CRESCENT PINES, 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 NINETY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$92,500.00). (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

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STATUTORY WARRANTY DEED

(continued)

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.

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

Dated: 12-11-18

Todd W. Zimmerman
Todd W. Zimmerman

Kristine M. Zimmerman
Kristine M. Zimmerman

State of Oregon

County of Lane

This instrument was acknowledged before me on 12-11-18 by Todd W. Zimmerman and Kristine M. Zimmerman.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 7-13-19

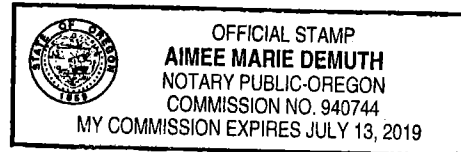


EXHIBIT "A"

Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

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.

X103503 / ID Number 181805.

Special Assessment disclosed by the Klamath tax rolls:

For: Walker Range Timber Fire Patrol

Restrictions as shown on the official plat of said land.

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

Utility 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: August 16, 1972

Volume: M72, page 9167

Easement or easements, including the terms and provisions thereof, as contained in instrument,

Recorded: July 16, 1972

Volume: M72, page 9167

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: May 14, 2001

Volume: M01, page 21904

Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,

Recorded: July 11, 2016

Instrument No.: 2016-007254