

2018-015231

Klamath County, Oregon

12/21/2018 10:31:07 AM

Fee: \$92.00

Western Title & Escrow

220 S Pine Street, Suite 102
Sisters, OR 97759

GRANTOR'S NAME:

Kenneth J. Rickey and Kathleen R. Rickey

GRANTEE'S NAME:

Charles A. Stokes and Kathleen J. Stokes

AFTER RECORDING RETURN TO:

Order No.: WT0165267-TLV

Charles A. Stokes and Kathleen J. Stokes, husband and wife
145343 Birchwood Drive
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Charles A. Stokes and Kathleen J. Stokes
145343 Birchwood Drive
La Pine, OR 97739

APN: R139273

Map: R-2310-036B0-08900-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kenneth J. Rickey and Kathleen R. Rickey, Grantor, conveys and warrants to **Charles A. Stokes and Kathleen J. Stokes, husband and wife**, 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 9, Block 2, Sun Forest Estates, 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 TWO HUNDRED NINETY-NINE THOUSAND NINE HUNDRED NINETY-NINE AND NO/100 DOLLARS (\$299,999.00). (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.

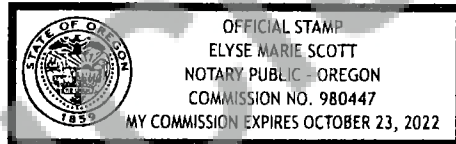
Dated: 12-7-2018

Kenneth J. Rickey
Kenneth J. Rickey
Kathleen R. Rickey
Kathleen R. Rickey

State of OREGON
County of Deschutes

This instrument was acknowledged before me on Dec 7, 2018 by Kenneth J. Rickey and Kathleen R. Rickey.

Elyse Marie Scott
Notary Public - State of Oregon



My Commission Expires: 10/23/2022

Unofficial Copy

EXHIBIT "A"

Exceptions

Subject to:

Special Assessment disclosed by the Klamath tax rolls:

For: Sun Forest Estates Road District

Special Assessment disclosed by the Klamath tax rolls:

For: Walker Range Timber Fire Patrol

Restrictions and easements as shown on the official plat of said land.

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

Public utility easement as shown on the official plat of said land.

Transmission line easement, including the terms and provisions thereof,

Recorded: October 9, 1951

Volume: 250, page 282, Deed Records

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: United States of America

Recorded: June 30, 1972

Volume: M72, page 7124

Articles of Association, including the terms and provisions thereof,

Recorded: September 19, 1942

Volume: M72, page 10581

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 19, 1972

Volume: M72, page 10585

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: March 2, 2000

Volume: M00, page 6586