

Send tax statements to:

Woodard and Leona Williams
P.O. Box 551
Chiloquin, OR 97624

2018-015336

Klamath County, Oregon

12/26/2018 11:27:01 AM

Fee: \$87.00

After recording return to:

Donald V. Reeder
205 SE 5th Street
Madras, OR 97741

The true consideration for this conveyance is \$7,500.00

WARRANTY DEED

(Statutory Form)

(ORS 93.850)

KENT TAYLOR, Grantor, conveys and warrants to **WOODARD T. WILLIAMS and LEONA K. WILLIAMS, husband and wife, as tenants by the entirety**, Grantees, the following described real property, situate in Klamath County, Oregon, free from encumbrances except as specifically set forth:

Lot 5, Block 4 of Williamson River Knoll Tract 1021, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Taxes assessed under Code No. 138, Account No. R238647, Map No. R-3507-017DC-02900-000, including the current fiscal year, not assessed because of Exempt Property Exemption. If the exempt status is terminated, an additional tax may be levied.
2. Special Assessment disclosed by the Klamath tax rolls for Klamath Lake Timber Fire Patrol.
3. Reservation of oil, gas and minerals, except to water, including the terms and provisions contained therein, in Deed from United States of America to Henry G. Wolff, recorded September 6, 1956, Instrument No. Volume 286, Page 367, Deed Records. The Company makes to representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. The provisions contained in a Deed, recorded January 19, 1961, Instrument No. Volume 326, Page 589, Deed Records, as follows: See Deed for particulars.

-1- WARRANTY DEED

Z:\Kathy\REAL ESTATE\WILLIAMS, W & L\Warranty Deed.wpd

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

GLENN, REEDER & GASSNER, LLP

ATTORNEYS AT LAW

205 SE 5th Street, Madras, OR 97741

Ph: (541) 475-2272; Fax: (541) 475-3944

5. Restrictions and easements as shown on the official plat of said land.
6. Building setback as shown on the official plat of said land.
7. 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 17, 1971, Instrument No. M71, Page 8617.

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.

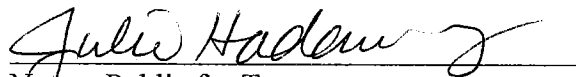
Dated this 11th day of December, 2018.



KENT TAYLOR

STATE OF TEXAS)
)ss.
County of Williamson)

The foregoing instrument was acknowledged before me this 11th day of December, 2018, by KENT TAYLOR.


Notary Public for Texas
My commission expires: 10-18-19

