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2018-015409

Klamath County, Oregon

RECORDING REQUESTED BY:

AmeriTitle
300 Klamath Ave
Klamath Falls, OR 97601



00233804201800154090030035

12/27/2018 03:13:42 PM

Fee: \$92.00

GRANTOR'S NAME:

Samuel R. Baxter and Sandra R. Baxter

GRANTEE'S NAME:

Gregory Blanchfill and Marvis Blanchfill

AFTER RECORDING RETURN TO:

Order No.: WT0166240-AMD
Gregory Blanchfill and Mavis Blanchfill, as tenants by the entirety
PO Box 280
Yoncalla, OR 97499

SEND TAX STATEMENTS TO:

Gregory Blanchfill and Mavis Blanchfill
PO Box 280
Yoncalla, OR 97499

APN: R145113

Map: R-2407-007A-01900-000

19039 Diamond Peak Drive, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Samuel R. Baxter and Sandra R. Baxter, Grantor, conveys and warrants to **Gregory Blanchfill and Mavis Blanchfill, 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 25 in Block 1 of TRACT 1074 - LEISURE WOODS, 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 ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$120,000.00). (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.

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STATUTORY WARRANTY DEED

(continued)

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

Dated: 12-26-18

Samuel R. Baxter

Samuel R. Baxter

Sandra R. Baxter

Sandra R. Baxter

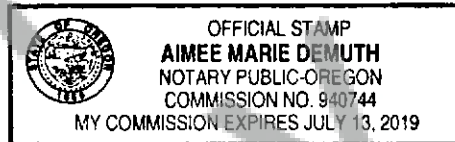
State of Oregon

County of Lane

This instrument was acknowledged before me on 12-26-18 by Samuel R. Baxter and Sandra R. Baxter.

Notary Public - State of Oregon

My Commission Expires: 7-13-19



SPECIFIC ITEMS AND EXCEPTIONS:

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.

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: April 26, 1973

Volume: M73, page 4975

Amended by instrument,

Recorded: December 3, 1975

Volume: M75, page 15196

EXHIBIT "A"
Exceptions

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: July 10, 1979

Volume: M79, page 16254

Variance No. 79-38, including the terms and provisions thereof,

Recorded: May 20, 1980

Instrument No.: M80, page 5286

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: January 2, 1990

Volume: M90, page 30

Amended by instrument,

Recorded: November 10, 1992

Volume: M92, page 26591

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Leisure Woods 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 Cooperative, Inc.

Recorded: March 3, 2001

Instrument No.: M01 20282

Amended by instrument,

Recorded: August 8, 2005

Instrument No.: M05, Page 61348