

Until a change is requested, all tax statements shall be sent to:  
Ryan Sullivan and Starr Sullivan  
PO Box 303  
Crescent, OR 97733

After recording return to:  
Ryan Sullivan and Starr Sullivan  
PO Box 303  
Crescent, OR 97733

### WARRANTY FULFILLMENT DEED

Margret E. Nathlich, Grantor, individually and with right of survivorship upon the death of decedent Ronald G. Nathlich, conveys and warrants to Ryan Sullivan and Starr Sullivan, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lot 6 in Block 2, TALL PINES ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, commonly known as 7904 Floating Point Drive Crescent, OR 97733 (the "Property"),

Subject to and excepting: See Exhibit "A" attached hereto with exceptions.


The true consideration for this conveyance is Three Hundred Twenty-Five Thousand and No/100ths Dollars (\$325,000.00).

This Deed is in fulfillment of that certain real estate contract between the parties hereto, dated November 2016 (the "Contract"), and conditioned for the conveyance of the above described Property, and the covenants of warranty contained shall not apply to any title, interest or encumbrance arising by, through or under the Grantees, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said Contract.

**THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD**

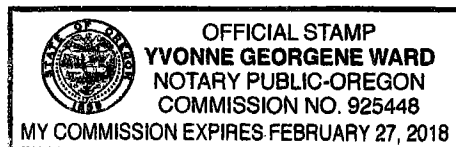
CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

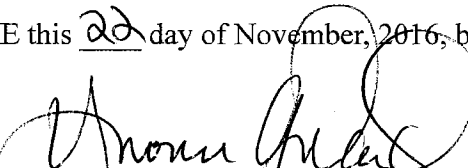
DATED: November 22, 2016.

  
Margret E. Nathlich

STATE OF OREGON                    }  
County of Deschutes            } ss.

SUBSCRIBED AND SWORN BEFORE ME this 22 day of November, 2016, by  
Margret E. Nathlich.



  
Notary Public for Oregon

## **EXHIBIT A**

### **"Exceptions"**

1. All real property taxes excepting those incurred on a pro rata basis as of the Closing Date in the Contract.
2. All special assessments excepting those incurred after the Closing Date identified in the Contract.
3. All HOA levies and assessments excepting those incurred after the Closing Date identified in the Contract.
4. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Little Deschutes River, including any ownership rights, which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Little Deschutes River.

All matters arising from any shift in the course of Little Deschutes River including but not limited to accretion, reliction and avulsion.

5. Covenants, conditions, restrictions and easements as shown on the official plat of said land.
6. Flood Hazard Area as shown on the official plat of said land.
7. Drainage easement as shown on the official plat of said land.
8. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familiar 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 of restriction is permitted by applicable law.  
Recorded: July 15, 1984  
Instrument No.: M84, page 10072  
  
Amended by instrument,  
Recorded: April 24, 1998  
Instrument No.: M98, page 13696
9. Bylaws, including the terms and provisions thereof and the right to levy certain changes and assessments against the subject property,  
Recorded: July 15, 1984  
Instrument No.: M84, page 10083
10. Agreement for Installation of Electric Facilities, including the terms and provision thereof,  
Recorded: December 11, 1998  
Instrument No.: M98, page 45408