

RECORDING REQUESTED BY:  
 **TICOR TITLE**  
Company of Oregon

315 Commercial St SE, Ste 150  
Salem, OR 97301

AFTER RECORDING RETURN TO:  
Order No.: 471818076990-BF  
Nancy L. Appel  
1900 NE 3rd Ste 106-23  
Bend, OR 97701

SEND TAX STATEMENTS TO:  
Nancy L. Appel  
1900 NE 3rd Ste 106-23  
Bend, OR 97701

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

**Trent Alvarez**, Grantor, conveys and warrants to **Nancy L. Appel**, 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:

A tract of land situated in the W1/2 SE1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the South quarter corner of said Section 27; thence North 00 degrees 13' 02" West 990.46 feet to the true point of beginning of this description; thence North 00 degrees 13' 02" West 329.30 feet; thence East 661.19 feet; thence South 00 degrees 17' 12" East 329.30 feet; thence West 661.59 feet to the true point of beginning

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTY-THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$53,500.00). (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 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.

Return to Amerititle

Am T 269672AM

**STATUTORY WARRANTY DEED**

(continued)

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

Dated: 12/14/18

Trent Alvarez  
Trent Alvarez

State of Oregon  
County of Deschutes

This instrument was acknowledged before me on 12/14/18 by Trent Alvarez.

Melody R Zweigart  
Notary Public - State of Oregon

My Commission Expires: Sept. 18, 2020



**EXHIBIT "A"**  
Exceptions

**Subject to:**

Special Assessment disclosed by the Klamath tax rolls:  
For: Walker Range Timber Fire Patrol

Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the Land.

Reservation of Oil, gas, minerals, or other rights, including the terms and provisions contained therein, in deed.  
Recorded: July 22, 1954

Instrument No.: Volume 268, page 209, Deed Records

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

The effect of a 30 foot easement along Easterly lot line as shown on the recorded map of Survey No. 1829.