

825 NE Multnomah St., Ste 975
Portland, OR 97232

GRANTOR'S NAME:

Daniel Pounds and Jonathan Zachary Hintze

GRANTEE'S NAME:

Laura Hastings

AFTER RECORDING RETURN TO:

Order No.: 36261902216-KW

Laura Hastings
7664 N. Williams Avenue
Portland, OR 97217

SEND TAX STATEMENTS TO:

Laura Hastings
7664 N. Williams Avenue
Portland, OR 97217

Lot 16 Rollingwood Drive, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Daniel Pounds and Jonathan Zachary Hintze, each as to an undivided 1/3 interest, Grantor, conveys and warrants to Laura Hastings, 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 16 in Block 1, Tract 1168, according to the official plat thereof on the file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THIRTY TWO THOUSAND DOLLARS & 00/100. (See ORS 93.030).

*** THIS DEED WAS SIGNED IN COUNTERPART ***

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS: See attached Exhibit "A"

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.


Recorded by TICOR TITLE

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STATUTORY WARRANTY DEED
(continued)

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

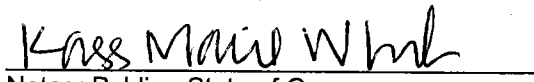
Dated: 4-29-19


Daniel Pounds

Jonathan Zachary Hintze

State of OREGON
County of Multnomah

This instrument was acknowledged before me on 4-29 2019
by Daniel Pounds.


Notary Public - State of Oregon

My Commission Expires: 2-21-22



State of CALIFORNIA
County of _____

This instrument was acknowledged before me on _____ 2019
by Jonathan Zachary Hintze.

Notary Public - State of California

My Commission Expires: _____

STATUTORY WARRANTY DEED

(continued)

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

Dated: 4/29/2019

[Signature]
Daniel Pounds

[Signature]
Jonathan Zachary Hintze

State of OREGON
County of _____

This instrument was acknowledged before me on _____ 2019
by Daniel Pounds.

Notary Public - State of Oregon

My Commission Expires: _____

State of CALIFORNIA
County of Butte

This instrument was acknowledged before me on April 29, 2019
by Jonathan Zachary Hintze.

[Signature]
Notary Public - State of California

My Commission Expires: 11-06-2019

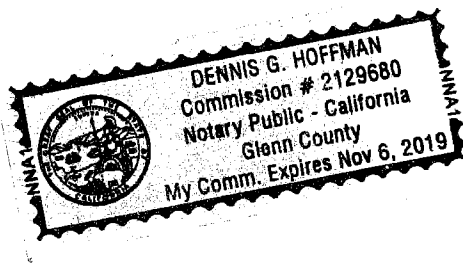


Exhibit "A"

SPECIFIC ITEMS AND EXCEPTIONS:

6. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Timber Fire Patrol
7. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Fire Patrol
8. The provisions contained in deed,
Recorded: November 8, 1955,
Volume: 279, page 104.
As follows: see deed for the provisions .
9. The provisions contained in deed,
Recorded: July 7, 1958,
Volume: 300, page 546.
As follows: see deed for the provisions .
10. Restrictions as shown on the official plat of said land.
11. Building Setback as shown on the official plat of said land.
12. Easements as shown on the official plat of said land.
13. 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: Pacific Power & Light Company, a corporation
Recorded: July 24, 1986
Volume: M86, Page 12953