

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

GRANTOR'S NAME:
LCL,LLC

GRANTEE'S NAME:
Josh Dunar and Malinda Dunar

AFTER RECORDING RETURN TO:
Order No.: 471819081369-SL
Josh Dunar and Melinda Dunar
PO Box 2420
La Pine, OR 97739

SEND TAX STATEMENTS TO:
Josh Dunar and Melinda Dunar
PO Box 2420
La Pine, OR 97739

153408 Little River Loop, La Pine, OR 97739

2019-007172

Klamath County, Oregon

06/25/2019 02:42:05 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

LCL,LLC, Grantor, conveys and warrants to **Josh Dunar and Melinda Dunar**, 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 7 in Block 5 of Plat No. 1204, Little River Ranch, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTY-THREE THOUSAND EIGHT HUNDRED THIRTY-NINE AND 14/100 DOLLARS (**\$63,839.14**). (See ORS 93.030).

Subject to:

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

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: Fred L. Mahn, his heirs and assigns

Recorded: July 31, 1963

Volume: 347, page 76

Effect, if any, of an Easement Termination.

Recorded: July 25, 2002

Volume: M02, page 41920

Reservations, restrictions, and easements as shown on the official plat of said land.

The provisions contained in deed,

Recorded: May 28, 1981,

Volume: M81, page 9485

As follows: See deed for particulars.

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: May 28, 1981

Volume: M81, page 9488

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Little River Ranch 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: August 23, 1982

STATUTORY WARRANTY DEED

(continued)

Instrument No.: M82, page 10889

Agreement RE Line Extensions, including the terms and provisions thereof,

Recorded: May 1, 1984

Volume: M84, page 7181

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: June 26, 2003

Volume: M03, page 43829

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.

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

Dated: 6-24-19

LCL,LLC

BY: Linda S. Dallwig
Linda S. Dallwig, Member

State of Oregon
County of Marion

This instrument was acknowledged before me on June 24, 2019 by Linda S. Dallwig, as Member of LCL,LLC.

Sandra Lynn Luna
Notary Public - State of Oregon

My Commission Expires: 3/20/2023

