

RECORDING REQUESTED BY:



3469 NW Highway 101  
Lincoln City, OR 97367

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0171966-KB  
Danny S. Price and Andrea Ann Oliver-Price  
PO Box 420  
Otis, OR 97368

**SEND TAX STATEMENTS TO:**

Danny S. Price and Andrea Ann Oliver-Price  
PO Box 420  
Otis, OR 97368

APN: R129578  
Map: R-2309-012A0-00800-000

**2019-007238**

Klamath County, Oregon

06/27/2019 11:58:01 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Gary L. Tingey and Denise J. Tingey, as tenants by the entirety**, Grantor, conveys and warrants to **Danny S. Price and Andrea Ann Olivier-Price, 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:

Parcel One of Validation Partition Plat LP 38-16 per ORS 92.176 for G&D Tingey Properties, LLC, in the N1/2 SW1/4 NE1/4 NE1/4 of Section 12 in Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, recorded April 18, 2017 as 2017-004054

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THOUSAND AND NO/100 DOLLARS **(\$200,000.00)**. (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.**

# STATUTORY WARRANTY DEED

(continued)

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

Dated: 6-25-19

Gary L. Tingey  
Gary L. Tingey

Denise J. Tingey  
Denise J. Tingey

State of Oregon  
County of Deschutes

This instrument was acknowledged before me on 6/25/19 - by Denise J. Tingey and Gary L. Tingey.

Judy G. Murphy  
Notary Public - State of Oregon

My Commission Expires: 3-29-2021



**EXHIBIT "A"**  
Exceptions

**Subject to:**

**SPECIFIC ITEMS AND EXCEPTIONS:**

1. Special Assessment disclosed by the Klamath tax rolls:  
For: Walker Range Timber Fire Patrol
2. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
3. 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: Donald T. Fahey and Jeanne I. Fahey; Robert L. Zachery and Vivian Zachery; W.S. Hibberd and Betty J. Hibberd; Lois A. Summers; Stanley S. Tombom; Robert A. Greene and Patricia L. Greene; Jim L. Traughber and Jeannette K. Traughber; Oliver J. Tombom and Dora C. Tombom; L. William Kukar and Suzanne E. Kukar; Gary Gettman and Mary Jo Gettman; Richard G. Gettman; Michael T. Fassett and Deborah Fassett, their heirs, successors and assigns Recorded: August 18, 1976 Volume: M76, page 12797
4. The provisions contained in Warranty Deed,  
Recorded: August 1, 1979,  
Volume: M79, page 18402 As follows: See deed for particulars.
5. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,  
Recorded: July 24, 1989 Volume: M89, page 13474