

MT 302031AM

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

5400 SW Meadows Road, Suite 100  
Lake Oswego, OR 97035

**2019-007589**

**Klamath County, Oregon**

07/05/2019 12:25:02 PM

Fee: \$92.00

**GRANTOR'S NAME:**

Bridgestock Family Living Trust, dated July 16, 2001

**GRANTEE'S NAME:**

Barbara Bridgestock and Gary Bridgestock

**AFTER RECORDING RETURN TO:**

Order No.: 45141909218-KB

Barbara Bridgestock and Gary Bridgestock  
857 Pope Drive  
Erie, CO 80516

**SEND TAX STATEMENTS TO:**

Barbara Bridgestock and Gary Bridgestock  
857 Pope Drive  
Erie, CO 80516

2355 Marina Drive, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Nancy Stelchmann, Successor Trustee of the Bridgestock Family Living Trust, dated July 16, 2001, Grantor, conveys and warrants to Barbara Bridgestock and Gary Bridgestock, 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 14 of Marina Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a strip of land 15 feet in width adjacent to and parallel with the Northerly boundary of said lot.

TOGETHER WITH that portion of vacated Marina Drive as vacated by order recorded June 9, 1971 in Volume M71, page 5678 more particularly described as follows:

Beginning at the Southwest corner of said Lot 14; thence West along the South boundary of said vacated portion of Marina Drive a distance of 40 feet; thence Northeasterly to a point on the West boundary of said Lot 14 a distant 100 feet Northerly from the Southwest corner thereof; thence South along the West boundary of said Lot 14, 100 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$275,000.00). (See ORS 93.030).

924117

## STATUTORY WARRANTY DEED

(continued)

**Subject to:** 19-20, taxes a lien not yet due and payable.

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 Upper Klamath Lake, 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 Upper Klamath Lake.

All matters arising from any shifting in the course of Upper Klamath Lake including but not limited to accretion, reliction and avulsion.

Any difference in the mean high water line of the Upper Klamath Lake and the meander line as shown by government survey.

Easements and release of damages relative to raising and/or lowering the waters of Upper Klamath Lake, subject to the terms and provisions thereof, granted to California Oregon Power Company by instruments recorded September 9, 1925 in Deed Volume 68, page 277 through 282, inclusive, and recorded September 29, 1935 in Deed Volume 105, page 226 through 231, inclusive, Deed Records of Klamath County, Oregon.

Restrictions as shown on the official plat of said land.

Building Setbacks as shown on the official plat of said land.

Well Use Agreement, including the terms and provisions thereof,  
Recorded: February 27, 1969  
Volume: M69, page 1532

Easement for existing public utilities in vacated street area and the conditions imposed thereby. Reserved by  
vacation order recorded: June 9, 1971  
Volume: M71, page 5978

Community for Marina Drive Homeowners Rule and Regulations, including the terms and provisions thereof,  
Recorded: May 28, 2005  
Volume: M05, page 338678

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,  
Recorded: August 31, 2006  
Instrument No.: 2006-017571

**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: 7-2-2019

Bridgestock Family Living Trust, dated July 16, 2001

BY: Nancy Steichmann  
Nancy Steichmann, Successor Trustee

State of Illinois  
County of Cumberland

This instrument was acknowledged before me on July 2, 2019 by Nancy Steichmann, Successor Trustee of the Bridgestock Family Living Trust, dated July 16, 2001

Julia A Mitchell  
Notary Public - State of Illinois

My Commission Expires: 10/06/20

