

2019-009372

Klamath County, Oregon

08/16/2019 01:14:01 PM

Fee: \$92.00

**RECORDING REQUESTED BY  
OLD REPUBLIC TITLE COMPANY OF OREGON**

Escrow No.:5512004792  
APN:R561065

**WHEN RECORDED MAIL TO**

Dennis M Gurney  
5838 Onyx Ave  
Klamath Falls, OR 97603

**MAIL TAX STATEMENT TO**

Dennis M Gurney  
5838 Onyx Ave  
Klamath Falls, OR 97603

SPACE ABOVE RESERVED FOR RECORDER'S USE

**WARRANTY DEED**

Cale Graves, Grantor, conveys and warrants to Dennis M Gurney, Grantee, the following described real property in the County of Klamath, State of Oregon, described as follows:

Lot 23 of GRACE PARK, according to the plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The described real property is free of all liens and encumbrances except (if none, so state):

See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$172,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

AmeriTitle No. 30612947M OLD REPUBLIC TITLE 5512004792

Dated this 13<sup>th</sup> day of August, 2019.

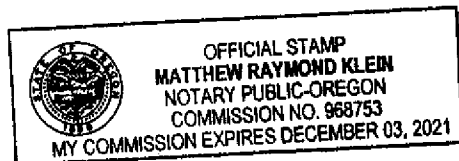
Cale Graves  
Cale Graves

STATE OF OREGON  
County of Lane

This instrument was acknowledged before me on this 13<sup>th</sup> day of August, 2019 by Cale Graves.

Matthew Raymond Klein  
Notary Public for Oregon

My Commission Expires: 12-3-21



Order No.: 5512004792

## EXHIBIT A

### Exceptions:

The 2019-2020 Taxes: A lien not yet due or payable.

Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath County Drainage

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.  
(No inquiry has been made)

The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.  
(No inquiry has been made)

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

Irrigation Ditch Easement as shown on the official plat of said land.

Restrictions as shown on the official plat of said land.

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: The California Oregon Power Company

Recorded: May 18, 1943

Volume: 155, page 304, Deed Records

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.