

2019-011654

Klamath County, Oregon



00248214201900116540020024

**GENERAL WARRANTY DEED**

10/07/2019 02:55:07 PM

Fee: \$87.00

**Date:** September 20, 2019

**Grantor:** Russell D. Hayslip and Janet M. Delfino A/K/A Janet Hayslip

**Grantor's Mailing Address (including county):**

8318 Garden Arbor  
Garden Ridge, Texas 78266

**Grantee:** Kyle Hayslip and Ashley Hayslip

After Recording Return to and  
Mail Tax Statements To:

**Grantee's Mailing Address (including county):**

Kyle and Ashley Hayslip  
100 NE Ivy  
Portland, OR 97212

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Portland, OR 97212

**Consideration:** TWENTY FIVE THOUSAND AND NO/100 DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged.

**Property (including any improvements):**

Lot 1212 of Running Y Resort, Tract 1429, Phase 13, Recorded November 23, 2004 According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Reservations From and Exceptions to Conveyance and Warranty:**

Non-Delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for The Running Y Ranch Resort recorded August 2, 1996, and the Declaration Annexing Phase 2 of The Meadows to The Running Y Ranch Resort recorded July 13, 2005, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

This conveyance is made and accepted subject to any and all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, water and water rights, geothermal rights, mineral severance, and other instruments, other than liens and conveyances, that affect the Property;

rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary line; and any encroachments or overlapping of improvements.

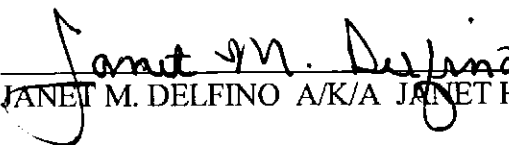
Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantor:

  
\_\_\_\_\_  
RUSSELL D. HAYSLIP

Grantor:

  
\_\_\_\_\_  
JANET M. DELFINO A/K/A JANET HAYSLIP

### ACKNOWLEDGMENT

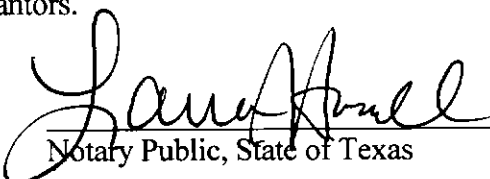
STATE OF TEXAS

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COUNTY OF BEXAR

This instrument was acknowledged before me on 9/20, 2019, by Russell D. Hayslip and Janet M. Delfino A/K/A Janet Hayslip, as Grantors.

After Recording Return to:  
Kyle Hayslip and Ashley Hayslip  
100 NE Ivy  
Portland, OR 97212

  
\_\_\_\_\_  
Notary Public, State of Texas

