

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0180912-YGW
Adam Schreiber
19658 Honey Grove Road
Alsea, OR 97324

SEND TAX STATEMENTS TO:

Adam Schreiber
19658 Honey Grove Road
Alsea, OR 97324

APN: 128560
Map: 2309001C000200

2019-013748

Klamath County, Oregon

11/25/2019 12:03:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Noboru Watanabe and Kay Whiting Watanabe,

Trustees of The Nobi and Kay Watanabe Living Trust dated June 14, 2012, Grantor, conveys and warrants to **Adam Schreiber,** 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 1 in Block 9 of WAGON TRAIL ACREAGES No. 1, SECOND ADDITION, 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 FIFTY-FIVE THOUSAND AND NO/100 DOLLARS **(\$55,000.00)**. (See ORS 93.030).

Subject to:

****See Attached****

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: 11/22/19

The Nobi and Kay Watanabe Living Trust dated June 14, 2012

BY: [Signature]
Noboru Watanabe
Trustee

BY: [Signature]
Kay Whiting Watanabe
Trustee

State of OR
County of Deschutes

This instrument was acknowledged before me on Nov 22, 2019 by Noboru Watanabe and Kay Whiting Watanabe,
Trustees of The Nobi and Kay Watanabe Living Trust dated June 14, 2012.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 1/4/22

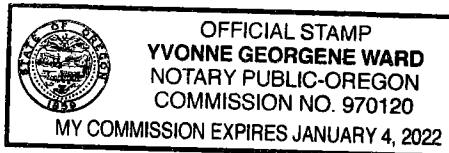


EXHIBIT A

Order No.: WT0180912

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

Restrictions as shown on the official plat of said land.

Easements as shown on the official plat of said land.

The provisions contained in Patent,

Recorded: June 1, 1920,

Instrument No.: Volume 52, Page 547.

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: August 30, 1972

Volume: M72, page 9766

Amended by instrument,

Recorded: July 30, 1975

Volume: M75, page 8741

Amended by instrument,

Recorded: January 5, 1977

Volume: M77, page 207 and page 210

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Wagon Trail 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: Donald T. Fahey et. al.

Recorded: August 18, 1976

Volume: M76, page 12797