

**2019-013803**

**Klamath County, Oregon**

**11/26/2019 09:47:01 AM**

**Fee: \$92.00**



After Recording Return to:  
**Jerry V. Sweat and Rebecca S. Sweat**  
**7214 Strawberry Ln**  
**Milwaukie, OR 97267**

Until a change is requested all tax statements  
Shall be sent to the following address:  
(same as above)

**File No. DE8281/330814AM**

#### **STATUTORY WARRANTY DEED**

**Anthony D. Smith**, Grantor, conveys and warrants to **Jerry V. Sweat and Rebecca S. Sweat**, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

**Lots 116 and 117, Block 1, Track 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**(Code No. 211 Account No. 141260, Map No. 2310-036C0-04100)**

The specific exceptions are as set forth in the attached Exhibit A.

The true and actual consideration for this transfer is **\$274,500.00**.

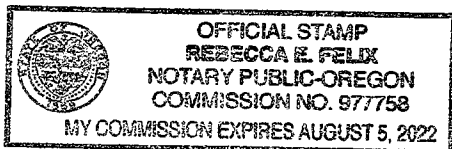
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.

Dated: November 22, 2019

By: Anthony D. Smith  
Anthony D. Smith

STATE OF OREGON, County of Deschutes ) ss.

On November 22, 2019, personally appeared the above named **Anthony D. Smith** and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: Rebecca E. Felix  
Notary Public for Oregon  
My commission expires: 8/5/2022

Official Seal

Exhibit A

1. The provisions contained in deed, Recorded: October 25, 1966, Instrument No.: Volume M66, Page 11271.

2. Restrictions as shown on the official plat of said land.

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

4. Easements as shown on the official plat of said land.

5. 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: United States of America

Recorded: June 30, 1972

Instrument No.: Volume M72, Page 7124

6. Articles of Association of Sun Forest Estates Property Owner's Association, including the terms and provisions thereof,

Recorded: September 19, 1972

Volume: Volume M72, Page 10581

7. 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: September 19, 1972

Volume: Volume M72, Page 10585

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Sun Forest Estates Owner's Association.