

**AmeriTitle**  
MTC 325245 AM

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

717 NE Holladay St.  
Portland, OR 97232

**2020-000989**  
**Klamath County, Oregon**  
01/24/2020 01:28:01 PM  
Fee: \$97.00

**GRANTOR'S NAME:**

HMC Assest, LLC solely in its capacity as Separate Trustee of  
CAM XVIII Trust

**GRANTEE'S NAME:**

Toby E Fernandez and Belinda D Fernandez

**AFTER RECORDING RETURN TO:**

Toby E Fernandez and Belinda D Fernandez  
707 6th Street  
Petaluma, CA 94952

**SEND TAX STATEMENTS TO:**

Toby E Fernandez and Belinda D Fernandez  
707 6th Street  
Petaluma, CA 94952

30828 Cascade Way, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

**HMC Assest, LLC solely in its capacity as Separate Trustee of CAM XVIII Trust**, Grantor, conveys and specially warrants to **Toby E Fernandez and Belinda D Fernandez**, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is Seventy Thousand And No/100 Dollars **(\$70,000.00)**.

**Subject to:**

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Timber Fire Patrol

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Grazing Fire Patrol

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: California Oregon Power Company

Recorded: August 6, 1956

Volume: 285, page 407

Restrictions as shown on the official plat of said land.

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

Public Utilities Easements as shown on the official plat of said land.

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: December 6, 1972

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# SPECIAL WARRANTY DEED - STATUTORY FORM

(continued)

Recorded: December 6, 1972

Volume: M72, page 13970

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Mountain Lake Homeowner's Association.

Conditional Use Permit Restrictive Covenant, including the terms and provisions thereof,

Recorded: July 12, 2007

Instrument No.: 2007-006795

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/4/2020

HMC Asset, LLC solely in its capacity as Separate Trustee of CAM XVIII Trust

BY: Gregory L Geiser

Gregory L Geiser, Authorized Signer

State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by

\_\_\_\_\_ as \_\_\_\_\_ of

Notary Public - State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

"See Attached"

## ACKNOWLEDGMENT

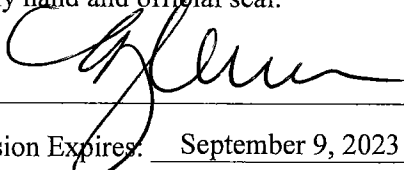
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California                     )  
County of Los Angeles                )

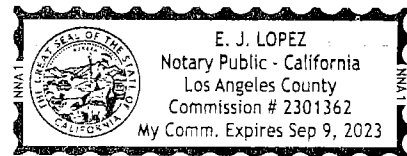
On January 16, 2020 before me, E.J. Lopez a Notary Public, personally appeared Gregory L. Geiser, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

My Commission Expires: September 9, 2023



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 31, 32 and 33 of Block 3, Tract No. 1017, MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.