

1433 SW 6th Avenue
Portland, OR 97201

2020-002882
Klamath County, Oregon
03/06/2020 02:27:34 PM
Fee: \$92.00

GRANTOR'S NAME:

Jerry Wayne Dunn and Kathleen Kelly Dunn, Trustees of
the Jerry Dunn and Kathleen Dunn Family Trust

GRANTEE'S NAME:

Marc L. Cogswell and Stacey L. Cogswell

AFTER RECORDING RETURN TO:

Order No.: 60222001451-SJ
Marc L. Cogswell and Stacey L. Cogswell
PO BOX 42191
Eugene, OR 97404

SEND TAX STATEMENTS TO:

Marc L. Cogswell and Stacey L. Cogswell
PO BOX 42191
Eugene, OR 97404

APN: 144301
Map: 2406-001BD-00800
143520 Tinsmuir Drive, Crescent, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jerry Wayne Dunn and Kathleen Kelly Dunn, Trustees of the Jerry Dunn and Kathleen Dunn Family Trust dated November 1, 2013, Grantor, conveys and warrants to Marc L. Cogswell and Stacey L. Cogswell, husband and wife, 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: See Exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED NINETY-THREE THOUSAND AND NO/100 DOLLARS (\$193,000.00). (See ORS 93.030).

Subject to and Excepting:

1. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
2. Restrictions as shown on the official plat of said land.
3. Utility Easement as shown on the official plat of said land.
4. 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: October 20, 1970 Volume: M70, page 9343
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: Midstate Electric Cooperative, Inc., a cooperative corporation
Recorded: September 14, 1987
Volume: M87, page 16588

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.

92

STATUTORY WARRANTY DEED

(continued)

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

Dated: 3-5-2020

Jerry Wayne Dunn and Kathleen Kelly Dunn, Trustees of the Jerry Dunn and Kathleen Dunn Family Trust dated November 1, 2013,

BY: [Signature]
Jerry Wayne Dunn
Trustee

BY: [Signature]
Kathleen Kelly Dunn
Trustee

State of OR

County of Lane

This instrument was acknowledged before me on 3-5-2020 by Jerry Wayne Dunn and ~~Kathy~~ Kathleen Kelly Dunn, trustees of the Jerry Dunn and Kathleen Dunn Family Trust dated 11/1/2013

[Signature]
Notary Public - State of Oregon
My Commission Expires: 8/05/2023

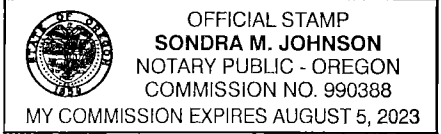


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 8 in Block 1, CRESCENT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.