

2020-005083

Klamath County, Oregon

04/22/2020 08:56:00 AM

Fee: \$87.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Oregon Water Utilities Mountain Lakes, Inc., an  
Oregon corporation

1325 N. Grand Ave., Ste. 100  
Covina, CA 91724

Until a change is requested all tax statements shall be  
sent to the following address:

Oregon Water Utilities Mountain Lakes, Inc., an  
Oregon corporation

1325 N. Grand Ave., Ste. 100  
Covina, CA 91724

File No. 341771AM

### STATUTORY WARRANTY DEED

Pinecrest Water Co., an Oregon corporation,

Grantor(s), hereby convey and warrant to

Oregon Water Utilities Mountain Lakes, Inc., an Oregon corporation,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

Lot 6, Block 10, Pinecrest First Addition, Tract 1101, PINECREST ESTATES, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as  
follows:

Beginning at a point on the South line of Section 30, Township 36 South, Range 14 East, which point bears  
South 89°38'56" West 2,510.86 feet from the Section corner common to Sections 29, 30, 31 and 32, Township  
36 South, Range 14 East, thence continuing along the South lines of said Section 30 South 89°38'56" West  
117.60 feet; thence, North 41°01'03" East 490.43 feet; thence, South 48°58'57" East 200.00 feet; thence  
South 41°01'03" West 544.66 feet back to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3614-030D0-09400

The true and actual consideration for this conveyance is \$52,500.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

AFTER RECORDING RETURN TO:

AmeriTitle

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.

Dated this 20<sup>th</sup> day of April, 2020

Pinecrest Water Co

By: [Signature]  
Michael Ward, President

Date: 4/20/2020

State of OREGON } ss.  
County of KLAMATH }

On this 20 day of April, 2020, before me, DAVID ALLAN WILSON a Notary Public in and for said state, personally appeared Michael Ward known to me to be the of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of OREGON  
Residing at: March 12, 2021  
Commission Expires:

