

RECORDING REQUESTED BY:



153 SW 5th Street
Redmond, OR 97756

AFTER RECORDING RETURN TO:

Order No.: WT0195015-JY
Mark Allen Todd
1648 S Duke Street
Visalia, CA 93277

SEND TAX STATEMENTS TO:

Mark Allen Todd
1648 S Duke Street
Visalia, CA 93277

APN: 149280
Map: 2408-025D0-01000
1000 Crescent Cut Off Road, Crescent, OR 97733

2020-010206

Klamath County, Oregon

08/14/2020 02:57:47 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

David Holmes and Elvia Holmes, Grantor, conveys and warrants to **Mark Allen Todd**, 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:

The West 220 feet of the North 100 feet of the NE1/4 SE1/4 of Section 25, Township 24 South, Range 8 East,
Willamette Meridian, Klamath County, Oregon. Excepting therefrom any portion lying within Klamath County
Roadway (Crescent Road)

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS **(\$52,500.00)**. (See ORS 93.030).

Subject to:

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

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: 8/12/2020

David Holmes
David Holmes

Elvia Holmes
Elvia Holmes

State of OREGON
County of DESCHUTES

This instrument was acknowledged before me on 8-12-2020 by David and Elvia Holmes.

Jessica Yozamp
Notary Public - State of Oregon

My Commission Expires: 1/8/2022



OFFICIAL STAMP
JESSICA YOZAMP
NOTARY PUBLIC-OREGON
COMMISSION NO. 970301
MY COMMISSION EXPIRES JANUARY 8, 2022

EXHIBIT "A"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

1. The 2020-2021 Taxes: A lien not yet due or payable.
2. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
3. The property lies within and is subject to the levies and assessments of the Crescent Water Supply and Improvement District.
4. Crescent Water Supply and Improvement District Articles of Incorporation, including the terms and provisions thereof,
Recorded: October 14, 2010
Instrument No.: 2010-012117