

RECORDING REQUESTED BY:



497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

Timothy A. Sharr

GRANTEE'S NAME:

Jonathan Shane Mattingly and Taryn Mattingly

AFTER RECORDING RETURN TO:

Order No.: WT0197531-TS

Jonathan Shane Mattingly and Taryn Mattingly, as tenants by the
entirety
2351 Sony Loop
Eugene, OR 97404

SEND TAX STATEMENTS TO:

Jonathan Shane Mattingly and Taryn Mattingly
2351 Sony Loop
Eugene, OR 97404

APN: 165626

Map: 2607-001C0-07900

Lot 24 Cruikshank Drive, Crescent, OR 97733

2020-010829

Klamath County, Oregon

08/28/2020 11:35:00 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Timothy A. Sharr, Grantor,

conveys and warrants to

Jonathan Shane Mattingly and Taryn Mattingly, as tenants by the entirety, 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:

Lot 24 in Block 8 of TRACT NO. 1123, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY-FIVE THOUSAND AND
NO/100 DOLLARS (**\$45,000.00**). (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**

STATUTORY WARRANTY DEED

(continued)

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: 8-27-2020

Timothy A. Sharr

Timothy A. Sharr

State of OREGON

County of Deschutes

This instrument was acknowledged before me on 8-27-2020 by Timothy A. Sharr.

Judy G. Murphy
Notary Public - State of Oregon

My Commission Expires: 3-29-2021

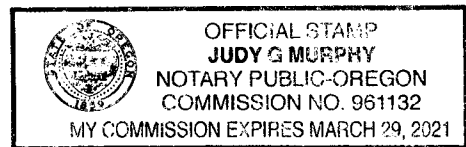


EXHIBIT "A"

Exceptions

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020/2021.

Restrictions as shown on the official plat of said land.

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

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

Drainage 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: March 12, 1973

Volume: M73, page 2591

Amended by instrument,

Recorded: December 6, 1977

Volume: M77, page 23644

Amended by instrument,

Recorded: December 6, 1977

Volume: M77, page 23645

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Little Deschutes River Woods Owner's Association.

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: August 22, 1978

Volume: M78, page 18615