

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0195737-CAM
Ethan Morton
Po Box 774
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Ethan Morton
Po Box 774
La Pine, OR 97739

APN: 881479
Map: 2409-019DD-03700
137920 Manzanita Drive, Gilchrist, OR 97737

2020-011279

Klamath County, Oregon

09/08/2020 12:16:00 PM

Fee: \$102.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Edward Litten, Grantor, conveys and warrants to **Ethan Morton**, 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 18 of TRACT 1318 – GILCHRIST TOWNSITE, 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 TWO HUNDRED TWENTY-ONE THOUSAND AND NO/100 DOLLARS **(\$221,000.00)**. (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 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: 9-1-2020

[Signature]
Edward Litten

State of Oregon
County of Deschutes

This instrument was acknowledged before me on 9/1/2020 by Edward Litten.

[Signature]
Notary Public, State of Oregon

My Commission Expires: 4-11-2022

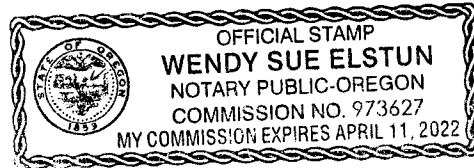


EXHIBIT "A"
Exceptions

SUBJECT TO SPECIFIC ITEMS AND EXCEPTIONS:

The 2020-2021 Taxes: A lien not yet due or payable.

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol

The property lies within and is subject to the levies and assessments of the Crescent Fire.

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: United States of America

Recorded: February 6, 1911

Volume: 34, page 24

Recorded: November 15, 1925

Volume: 32, Pages 619 and 620

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: Pacific Telephone and Telegraph Company

Recorded: January 29, 1929

Volume: 85, page 216

Recorded: August 29, 1929

Volume: 87, page 634

Agreement and the terms and conditions contained therein

Between: Gilchrist Timber Company, a Delaware corporation

And: The Shevlin-Hixon Company, a Delaware corporation

Recorded: October 25, 1943

Volume: 159, page 300

Assignment of Agreement, subject to the terms and provisions thereof,

Recorded: March 12, 1951

Volume: 245, page 590

From: The Shevlin-Hixon Company, a Delaware corporation

To: Brooks-Scanlon, Inc., a Delaware corporation

As modified by Instrument,

Recorded: February 29, 1952

Volume: 253, page 222

Assignment of Agreement, subject to the terms and provisions thereof,

Recorded: February 9, 1987

Volume: M87, page 2089

Between: Diamond International Corporation and Diamond Group, Inc.

Limited access provisions contained in Deed from to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,

Recorded: March 20, 1952

Volume: 253, page 525

Recorded: April 2, 1968

Volume: M68, page 2582

EXHIBIT "A"

Exceptions

Recorded: April 15, 1975
Volume: M75, page 3979

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: Cascade Natural Gas Corporation

Recorded: September 13, 1962

Volume: 340, page 221

Indenture of Access to the State of Oregon, Department of Transportation, Highway Division.

Recorded: April 14, 1975

Volume: M75, page 3979

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: Cascade Natural Gas Corporation

Recorded: July 17, 1988

Volume: M88, page 9373

Agreement and the terms and conditions contained therein

Between: Gilchrist Timber Company, a Delaware corporation

And: Country Cablevision, Ltd., an Oregon corporation

Recorded: September 17, 1991

Volume: M91, page 18726

Water System and Easement Agreement, including the terms and provisions thereof,

Recorded: October 4, 1991

Volume: M91, page 20345

Assigned to: Wayne G. Ernst, Jan K. Houck, William L. Ernst and John S. Ernst,

Dated: October 21, 1998

Recorded: September 24, 1999

Volume: M99, page 38075

and

Volume: M99, page 38078

and further assigned to: Gilchrist Water Company, LLC

Dated: October 21, 1998

Recorded: October 5, 1999

Volume: M99, page 39660

and

Volume: M99, page 39664

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: Telephone Utilities of Eastern Oregon

Recorded: August 15, 1996

Volume: M96, page 25105

Restrictions 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

EXHIBIT "A"

Exceptions

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: November 27, 1996

Volume: M96, page 37354

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

Party Wall and Maintenance Agreement, including the terms and provisions thereof,

Recorded: June 12, 1997

Volume: M97, page 18108

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: Ernst Brothers LLC

Recorded: September 24, 1999

Volume: M99, page 38075

and

Volume: M99, page 30878

Assigned to: Gilchrist Water Company, LLC.

Dated: October 21, 1998

Recorded: October 5, 1999

Volume: M99, page 39660

and

Volume: M99, page 39664

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.