

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100  
Bend, OR 97702

**AFTER RECORDING RETURN TO:**

Order No.: WT0199908-YGW  
David A. Brink, Jr. and Elizabeth Brink  
33319 Westlane  
Creswell, OR 97426

**SEND TAX STATEMENTS TO:**

David A. Brink, Jr. and Elizabeth Brink  
33319 Westlane  
Creswell, OR 97426

APN: 166878

Map: R-2607-001D0-12700-000

**2020-012482**

**Klamath County, Oregon**

09/30/2020 09:01:00 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Larry D. Brown and Carie L. Brown**, Grantor, conveys and warrants to **David A. Brink, Jr. and Elizabeth Brink, 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 1 in Block 10 of TRACT 1122, 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 SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS **(\$275,000.00)**. (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.**

407492AM

# STATUTORY WARRANTY DEED

(continued)

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

Dated: 9-29-2020

Larry D. Brown  
Larry D. Brown

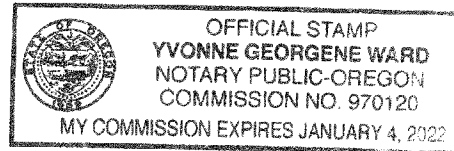
Carie L. Brown  
Carie L. Brown

State of OR  
County of Deschutes

This instrument was acknowledged before me on 9/29/2020 by Larry D. Brown and Carie L. Brown.

Yvonne Georgene Ward  
Notary Public - State of Oregon

My Commission Expires: 1/4/22



**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

Restrictions as shown on the official plat of said land.

Easements as shown on the official plat of said land.

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

The provisions contained in Deed,

Recorded: November 4, 1941,

Instrument No.: Volume 142, Page 264.

The provisions contained in Deed,

Recorded: November 8, 1941,

Instrument No.: Volume 142, Page 363.

Limited access provisions contained in Deed from Ivory Pine, Co., a California corporation to 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: January 5, 1956

Instrument No.: Volume 280, Page 267

Articles of Association of Little Deschutes River Woods Owners Association, including the terms and provisions thereof,

Recorded: March 12, 1973

Instrument No.: Volume M73, Page 2591

Amended by instrument,

Recorded: December 6, 1977

Instrument No.: Volume M77, Page 23644

Amended by instrument,

Recorded: December 6, 1977

Instrument No.: Volume M77, Page 23645

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

Recorded: August 22, 1978

Instrument No.: Volume M78, Page 18615

The Land, as defined in the policy to be issued, does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration.

ID Number 229525, X166088.