

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0196795-TM

Tyler Mulvany
138641 Rhododendron Street
Gilchrist, OR 97737

SEND TAX STATEMENTS TO:

Tyler Mulvany
138641 Rhododendron Street
Gilchrist, OR 97737

APN: 881553
Map: 2409-019AD-00900

2020-012604

Klamath County, Oregon

10/01/2020 02:15:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

James R. Vanvolkenburg and Susan H. Vanvolkenburg, as tenants by the entirety, Grantor, conveys and warrants to **Tyler Mulvany**, 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 121 Tract 1318, GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS **(\$140,000.00)**. (See ORS 93.030).

STATUTORY WARRANTY DEED

(continued)

Subject to:

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

Special Assessment disclosed by the Klamath tax rolls:
For: Crescent Fire District

Restrictions as shown on the official plat of said land.

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: November 27, 1996

Instrument No.: 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 Driveway Easement and Maintenance Agreement, including the terms and provisions thereof,

Recorded: July 9, 1997

Instrument No.: Volume M97, page 21446

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: Sept. 29, 2020

[Signature]
James R. Vanvolkenburg

[Signature]
Susan H. Vanvolkenburg

State of OREGON

County of Douglas

This instrument was acknowledged before me on Sept. 29, 2020 by James R. Vanvolkenburg and Susan H. Vanvolkenburg.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 10/1/2023

