

RECORDING REQUESTED BY:

  
**Western** Title & Escrow

360 SW Bond Street, Suite 100  
Bend, OR 97702

**AFTER RECORDING RETURN TO:**

Order No.: WT0199948-YGW  
Pedro Madrigal Chavez and Zenaida Valencia  
1260 S. 10th Street  
Lakeview, OR 97630

**SEND TAX STATEMENTS TO:**

Pedro Madrigal Chavez and Zenaida Valencia  
1260 S. 10th Street  
Lakeview, OR 97630

APN: 403343

Map: 3711-036B0-04200

**2020-012682**

**Klamath County, Oregon**

10/02/2020 03:19:00 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**David A. Fredrickson and Serena L. Fredrickson**, Grantor, conveys and warrants to **Pedro Madrigal Chavez and Zenaida Valencia**, 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 11, Block 106, KLAMATH FALLS FOREST ESTATES HWY 66 UNIT, PLAT NO 4, according to the official plat thereof on the file in the office of the county Clerk of Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00). (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.

407552AM

# STATUTORY WARRANTY DEED

(continued)

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

Dated: 10-1-2020

[Signature]  
David A. Fredrickson

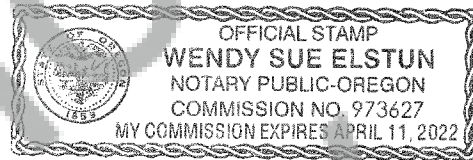
[Signature]  
Serena L. Fredrickson

State of OREGON  
County of DESCHUTES

This instrument was acknowledged before me on 10/1/2020 - by David A. Fredrickson and Serena L. Fredrickson.

[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: Klamath Lake Timber Fire Patrol

Restrictions as shown on the official plat of said land.

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

Public Utilities 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: July 21, 1965

Volume: M65, page 165

Amended by instrument,

Recorded: December 7, 1995

Volume: M95, page 33399

Re-recorded: January 5, 1996

Volume: M96, page 444

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Highway 66 Unit 4 Road Maintenance Association.

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: May 22, 1974

Volume: M74, page 6382

Amended by instrument,

Recorded: December 7, 1995

Volume: M95, page 33399

Re-recorded: January 5, 1996

Volume: M96, page 444

Amended by instrument,

Recorded: October 25, 2005

Volume: M05, page 67421