

RECORDING REQUESTED BY:

**Western** Title & Escrow

497 Oakway Road, Suite 340  
Eugene, OR 97401

**GRANTOR'S NAME:**

Leo Muller and Yvonne Muller

**GRANTEE'S NAME:**

Matthew Demaray and Melissa Demaray

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0202203-DMS  
Matthew Demaray and Melissa Demaray  
454 35th Street  
Springfield, OR 97478

**SEND TAX STATEMENTS TO:**

Matthew Demaray and Melissa Demaray  
454 35th Street  
Springfield, OR 97478

APN: 80432

Map: 3107-001A0-05900

**2020-013684**

Klamath County, Oregon

10/23/2020 09:34:00 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Leo Muller and Yvonne Muller, Grantor,**

conveys and warrants to

**Matthew Demaray and Melissa Demaray, 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 25, Block 2, Tract No. 1027, Mt. Scott Meadow, 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 ELEVEN THOUSAND AND NO/100 DOLLARS (**\$11,000.00**). (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**

# STATUTORY WARRANTY DEED

(continued)

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: 10-20-2020

Leo Muller  
Leo Muller

Yvonne Muller  
Yvonne Muller

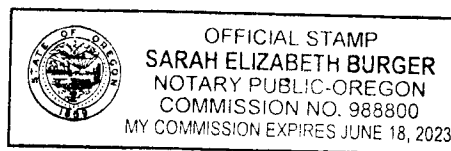
State of OREGON

County of LANE

This instrument was acknowledged before me on 10-20-2020 by Leo Muller and Yvonne Muller.

Sarah Elizabeth Burger  
Notary Public - State of Oregon

My Commission Expires: 6/18/23



## EXHIBIT "A"

### Exceptions

#### Subject to:

Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Grazing Fire Patrol

Restrictions as shown on the official plat of said land.

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

Public Utility Easements as shown on the official plat of said land.

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: June 19, 1973

Volume: M73, page 7668, and M73, page 7669

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 9, 1973

Volume: M73, page 8718

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Mt. Scott Meadows aka Mt. Scott Pines Homeowner's Association.

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 9, 1973

Volume: M73, page 8724

Reservation of Oil, gas, minerals, or other minerals, including the terms and provisions contained therein, in agreement for sale of real property from The Bank of California, National Association.

Recorded: November 20, 1995

Volume: M95, page 31680

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.