

RECORDING REQUESTED BY:



9755 SW Barnes Road, Ste 105
Portland, OR 97225

2020-016661

Klamath County, Oregon

12/21/2020 04:05:01 PM

Fee: \$102.00

AFTER RECORDING RETURN TO:

Order No.: 902002396-KR

Marlene Propst and Steve Propst
1175 Morse Lane
Albany, OR 97321

SEND TAX STATEMENTS TO:

Marlene Propst and Steve Propst
1175 Morse Lane
Albany, OR 97321

APN: 10794

Map: 2407-007AO-05600

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Am 423444
Michael Alvin French and Susan Elizabeth French, Trustees of the Michael & Susan French Trust, Grantor, conveys and warrants to Marlene Propst and Steve Propst, as tenants by the entirety and Maureen Klobertanz and Michael Klobertanz, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$67,500.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" 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: 12-17-2020

Michael & Susan French Trust

BY: *Michael Alvin French* 12-17-2020
Michael Alvin French
Trustee

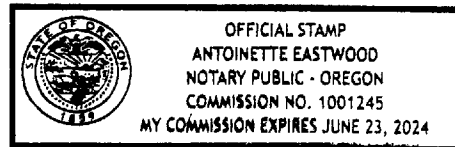
BY: *Susan Elizabeth French*
Susan Elizabeth French
Trustee 12-17-2020

State of Oregon
County of Washington

This instrument was acknowledged before me on December 17, 2020 by
Michael Alvin French as Trustee of
Michael and Susan French Trust

A. Eastwood
Notary Public - State of Oregon

My Commission Expires: June 23, 2024



State of Oregon
County of Washington

This instrument was acknowledged before me on December 17, 2020 by
Susan Elizabeth French as Trustee of
Michael and Susan French Trust

A. Eastwood
Notary Public - State of Oregon

My Commission Expires: June 23, 2024

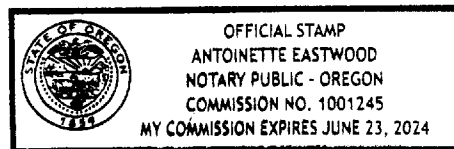


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 28, Block 3, TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXHIBIT "B"

Exceptions

Subject to:

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 Diamond Peaks Road and Utility Association.

Restrictions and easements as shown on the official plat of said land.

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

Public Utilities and Drainage 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: January 2, 1990

Instrument No.: M90, page 30

Amended by instrument,

Recorded: November 10, 1990

Instrument No.: M92, page 26591

Amended by instrument,

Recorded: October 1, 1998

Instrument No.: M98, page 36239

Amended by instrument,

Recorded: October 9, 1998

Instrument No.: M98, page 37231

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 22, 1999

Instrument No.: M99, page 46338

Amended by instrument,

Recorded: November 22, 1999

Instrument No.: M99, page 46339

Amended by instrument,

Recorded: February 12, 2002

Instrument No.: M02, page 8503

Re-recorded: April 15, 2002

Instrument No.: M02, page 21922

Amended by instrument,

Recorded: February 23, 2000

EXHIBIT "B"

Exceptions

Instrument No.: M00, page 5556
Amended by instrument,
Recorded: May 17, 2000
Instrument No.: M00, page 17884

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., a cooperative corporation
Recorded: May 3, 2001
Instrument No.: M01, page 20282
Amended by instrument,
Recorded: August 8, 2005
Instrument No.: M05, page 61348

Conditional Use Permit Restrictive Covenant, including the terms and provisions thereof,

Dated: October 7, 1999
Recorded: October 7, 1999
Instrument No.: M99, page 39970
Re-recorded: November 29, 1999
Instrument No.: M99, page 47029

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: October 30, 2007
Instrument No.: 2007-018620
Re-recorded: November 16, 2007
Instrument No.: 2007-019508

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,
Recorded: October 30, 2007
Instrument No.: 2007-018621
Re-recorded: November 16, 2007
Instrument No.: 2007-019507

Agreement and the terms and conditions contained therein
Between: American Cash Equities, Inc., an Oregon corporation
And: The Diamond Summit at Leisure Woods II Homeowners Association, Inc., an Oregon non-profit corporation
Purpose: Domestic Water Well Agreement Easement
Recorded: August 27, 2010
Instrument No.: 2010-010212
Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Diamond Summit at Leisure Woods II Homeowners Association.