

423810 AM  
RECORDING REQUESTED BY:

**Western** Title & Escrow

3469 NW Highway 101  
Lincoln City, OR 97367

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0204576-CAS

Rosie Johnson  
PO BOX 1242  
Chiloquin, OR 97624

**SEND TAX STATEMENTS TO:**

Rosie Johnson  
PO BOX 1242  
Chiloquin, OR 97624

APN: 79195

Map: 3107-01700-00500

**2021-000721**

Klamath County, Oregon

01/15/2021 02:50:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Don Rogers and Linda Rogers, as tenants by the entirety, Grantor, conveys and warrants to Rosie Johnson married, as sole and separate property, 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:**

The E1/2 of the SE1/4 of the NW1/4 of the NE1/4 in Section 17, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax/Map ID(s): 3107-01700-00500 APN/Parcel ID(s): 79195

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$79,900.00). (See ORS 93.030).

Subject to Exhibit A attached

**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.**

*Return to Amentitle*

# STATUTORY WARRANTY DEED

(continued)

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

Dated: 1/13/2021

Don Rogers  
Don Rogers

Linda Rogers  
Linda Rogers

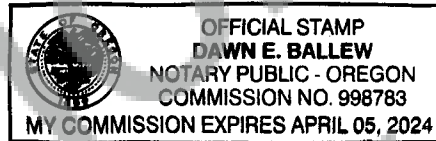
State of OREGON

County of Lincoln

This instrument was acknowledged before me on January 13, 2021 by Don Rogers and Linda Rogers.

Dawn E. Ballew  
Notary Public - State of Oregon

My Commission Expires: 4/5/2024



## EXHIBIT A

Order No.: WT0204576

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Timber Fire Patrol

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the 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: Telephone Utilities of Eastern Oregon, Inc. an Oregon corporation, its successors and assigns

Recorded: September 13, 1983

Volume: M83, page 15653

Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,

Recorded: July 26, 2005

Volume: M05, page 57443