

2021-001570

Klamath County, Oregon

02/03/2021 01:53:01 PM

Fee: \$97.00

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0208353-AL
Dwayne E. Wellette and Julie C. Wellette
1777 Turnstone Road
Redmond, OR 97756

SEND TAX STATEMENTS TO:

Dwayne E. Wellette and Julie C. Wellette
1777 Turnstone Road
Redmond, OR 97756

APN: 9975
Map: 2407-007D0-03400

436382 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Brian J. Millington and Shannon L. Millington, Grantor, conveys and warrants to **Dwayne E. Wellette and Julie C. Wellette, 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 24 in Block 6, 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTY-NINE THOUSAND AND NO/100 DOLLARS (\$59,000.00). (See ORS 93.030).

Subject to:

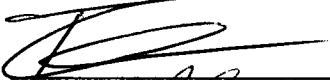
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.


STATUTORY WARRANTY DEED
(continued)

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

Dated: 2/2/2021



Brian J. Millington



Shannon L. Millington

State of Oregon
County of Lane

This instrument was acknowledged before me on 2/2/2021 by Brian J. Millington and Shannon L. Millington.



Notary Public - State of Oregon

My Commission Expires: April 26, 2022



EXHIBIT "A"
Exceptions

Subject to

SPECIFIC ITEMS AND EXCEPTIONS:

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol

Conditional Use Permit No. 18-99, including the terms and provisions thereof,
Recorded: October 7, 1999
Volume: M99, page 39970
Re-recorded: November 29, 1999
Instrument No.: M99, page 47029

Restrictions as shown on the official plat of said land.

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

Drainage easement as shown on the official plat of said land.

Pedestrian and equestrian easement as shown on the official plat of said land.

Public utilities 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
Recorded: May 3, 2001
Volume: M01, page 20282

Amended by instrument,
Recorded: August 8, 2005
Volume: M05, page 61348

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
Volume: M99, page 46339

Amended by instrument,
Recorded: February 12, 2002
Volume: M02, page 8503

Re-recorded: April 15, 2002
Volume: M02, page 21922

Amended by instrument,
Recorded: October 30, 2007
Instrument No.: 2007-018620

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

EXHIBIT "A"

Exceptions

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of The Diamond Summit at Leisure Woods II Homeowner's Association, Inc.

Domestic Water Well Agreement, including the terms and provisions thereof,
Recorded: February 5, 2002
Volume: M02, page 6884

Re-recorded: February 20, 2002
Volume: M01, page 9849

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

Domestic Water Well Agreement, including the terms and provisions thereof,
Dated: August 27, 2010
Recorded: August 27, 2010
Instrument No.: 2010-010212
Between: American Cash Equities, Inc., an Oregon corporation
And: The Diamond Summit Leisure Woods II Homeowners Association, Inc., an Oregon non-profit corporation