

RECORDING REQUESTED BY:



6000 Meadows Rd, Ste 100
Lake Oswego, OR 97035

2021-002711

Klamath County, Oregon

02/23/2021 01:27:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Order No.: 872100340-CC

Paul R. Wilkinson and Susan C. Wilkinson, as tenants by the
entirety
113 Lucas Road
Warfordsburg, PA 17267

SEND TAX STATEMENTS TO:

Paul R. Wilkinson and Susan C. Wilkinson
113 Lucas Road
Warfordsburg, PA 17267

3332 Running Deer Lane, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joe McManus and Lois McManus, Trustees of the McManus Family Trust, dated January 20, 1995, Grantor, conveys and warrants to **Paul R. Wilkinson and Susan C. Wilkinson, 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 21 of TRACT 1287 - AGENCY LAKE RANCHES, 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 FORTY-THREE THOUSAND AND NO/100 DOLLARS **(\$43,000.00)**. (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.

439052 AM

STATUTORY WARRANTY DEED

(continued)

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

Dated February 18, 2021; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Joe McManus and Lois McManus, Trustees of the McManus Family Trust, dated January 20, 1995

BY:

Joseph J. McManus
Joseph J. McManus
Trustee

BY:

Lois L. McManus
Lois L. McManus
Trustee

State of OREGON
County of JOSEPHINE

This instrument was acknowledged before me on February 18, 2021 by Joe McManus and Lois McManus, Trustees of the McManus Family Trust, dated January 20, 1995.

Michele S. McGill
Notary Public - State of Oregon

My Commission Expires: 09/27/2024

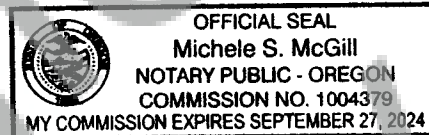


EXHIBIT "A"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

Restrictions as shown on the official plat of said land.

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: California Oregon Power Company
Recorded: May 3, 1924
Instrument No.: Volume 64, Page 77

The provisions contained in Land Status Report,

Recorded: December 15, 1958,
Instrument No.: Volume 307, Page 529.

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: Pacific Power & Light Company
Recorded: June 5, 1963
Instrument No.: Volume 346, Page 9

In the Matter of Comprehensive Land Use Plan and Zone Change, including the terms and provisions thereof,

Recorded: May 11, 1994
Instrument No.: Volume M94, Page 14794
Affidavit of Declaration for approval of Tract 1287-Agency Lake Ranches, including the terms and provisions thereof,
Recorded: October 21, 1994
Instrument No.: Volume M94, Page 32829

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, 1994
Instrument No.: Volume M94, Page 35870