

MITC434789AM

RECORDING REQUESTED BY:



**Chicago Title**  
Company of Oregon

1500 NW Bethany Blvd., Ste 155  
Beaverton, OR 97006

2021-003340

Klamath County, Oregon

03/05/2021 12:52:01 PM

Fee: \$87.00

GRANTOR'S NAME:

Diana Lynn Hampton and Tyler Charles Hampton

GRANTEE'S NAME:

Spencer Leon Williams, Jr. and Kimberly Lynn Williams

AFTER RECORDING RETURN TO:

Order No.: 472520011072-MK

Spencer Leon Williams, Jr. and Kimberly Lynn Williams  
1644 Rock Ledge Dr., NE  
Keizer, OR 97303

SEND TAX STATEMENTS TO:

Spencer Leon Williams, Jr. and Kimberly Lynn Williams  
1644 Rock Ledge Dr., NE  
Keizer, OR 97303

APN: 139380

145336 Birchwood Drive, La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Diana Lynn Hampton and Tyler Charles Hampton, as tenants by the entirety, Grantor, conveys and warrants to Spencer Leon Williams, Jr. and Kimberly Lynn Williams, 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 6 in Block 3, Sun Forest Estates Tract 1060, 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 TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$205,000.00). (See ORS 93.030).

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.

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

Dated: 2/26/21

Diana Lynn Hampton

Tyler Charles Hampton

State of OREGON

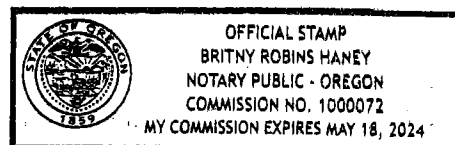
County of ~~KLAMATH~~

*Deschutes*

This instrument was acknowledged before me on FEBRUARY 26, 2021 by Diana Lynn Hampton and Tyler Charles Hampton.

Notary Public - State of Oregon

My Commission Expires: May 18<sup>th</sup> 2024



### Exceptions

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

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

Transmission Line Easement, including the terms and provisions thereof,  
Recorded: October 9, 1951  
Volume: 250, page 282

Easement and release, including the terms and provisions thereof,  
Recorded: June 30, 1972  
Volume: M72, page 10581

Articles of Association, including the terms and provisions thereof,  
Recorded: September 19, 1972  
Volume: M72, page 10585

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: September 19, 1972  
Volume: M72, page 10585