

RECORDING REQUESTED BY:



497 Oakway Road, Suite 340  
Eugene, OR 97401

GRANTOR'S NAME:

Larry L. Steber

GRANTEE'S NAME:

Jason Haddy and Jamie Haddy

AFTER RECORDING RETURN TO:

Order No.: WT0211972-REC  
Jason Haddy and Jamie Haddy  
1180 Spruce Street  
Junction City, OR 97448

SEND TAX STATEMENTS TO:

Jason Haddy and Jamie Haddy  
1180 Spruce Street  
Junction City, OR 97448

APN: R 3711-023A0-02600  
R 3711-023A0-02700

Map: 391757  
391766

APN/Parcel ID(s) R 3711-023A0-02600 and R 3711-023A0-02700  
as well as Tax/Map ID(s) 391757 and 391766

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Larry L. Steber, Grantor, conveys and warrants to Jason Haddy and Jamie Haddy, 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:

PARCEL 1:

Lot 9 in Block 86 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

Lot 10 in Block 86 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, 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 THOUSAND AND NO/100 DOLLARS (\$40,000.00). (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

2021-004504

Klamath County, Oregon

03/25/2021 01:53:00 PM

Fee: \$97.00

AmeriTitle 448191 AM

# STATUTORY WARRANTY DEED

(continued)

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: 3/24/21

Larry L. Steber  
Larry L. Steber

State of Arizona  
~~OREGON~~

County of Maricopa

This instrument was acknowledged before me on March 24, 2021 by Larry L. Steber.

Stephanie Long  
Notary Public - State of ~~Oregon~~ Arizona

My Commission Expires: 12/13/2022



## **EXHIBIT "A"**

### **Exceptions**

#### **Subject to:**

6. Reservation of Oil, gas, minerals, or other resources, including the terms and provisions contained therein, in deed from G.C. Lorenz, et. ux..

Recorded: May 26, 1937

Volume: 109, page 541

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. 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 Telephone and Telegraph Company

Recorded: January 29, 1953

Volume: 259, page 28

8. Restrictions as shown on the official plat of said land.

9. Future Public Utilities Easements as shown on the official plat of said land.

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

11. 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: July 21, 1965

Volume: M65, page 165

Amended by instrument,

Recorded: December 7, 1995

Volume: M95, page 33399

Re-recorded: January 5, 1996

Volume: M96, page 444

12. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: May 22, 1974

Volume: M74, page 6382

Amended by instrument,

Recorded: December 7, 1995

Volume: M95, page 33399

Re-recorded: January 5, 1996

Volume: M96, page 444

Amended by instrument,

Recorded: October 25, 2005

Volume: M05, page 67421

Amended by instrument,

Recorded: October 19, 2020

Instrument No.: 2020-013432

## **EXHIBIT "A"**

### **Exceptions**

13. Subject to Highway 66 Unit 4 Road Maintenance Association recorded May 22, 1974 in Volume M74, page 6382, Microfilm Records of Klamath County, Oregon, (Code No.: 036).