

2021-008260

Klamath County, Oregon



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05/24/2021 03:10:32 PM

Fee: \$87.00

After recording return to:
Strohman Ford, LLC
1400 Executive Parkway, Suite 300
Eugene, Oregon 97401

Send Tax Statements to:
Catherine A. Cook
3970 Heather Grove Lane
Eugene, OR 97408

WARRANTY DEED

Robert M. Cook, Grantor, conveys and warrants to Catherine A. Cook, Grantee, all Grantor's interest in the following-described real property located in Klamath County, Oregon:

Lot 6 in Block 5 of Cres-Del Acres, Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Address: 141915 Heather Lane, Crescent Lake, OR 97733
Map & Tax Lot No.: 2407-007B0-09400
Tax Account No.: 145916

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. This conveyance is being made pursuant to a Stipulated General Judgment of Unlimited Separation signed on January 8, 2019, in Lane County Circuit Court Case No. 17DR22970.

The property is free from all encumbrances except (a) zoning ordinances, building and use restrictions, easements, covenants, conditions, and restrictions of record; (b) conditions and restrictions apparent from a visual inspection of the property and restrictions and regulations discoverable in the public records of any governmental agency; (c) all liens and encumbrances of which Grantee has actual notice prior to receiving title; and (d) liens and encumbrances of record except:

1. Zoning ordinances, building and use restrictions, easements, covenants, conditions and restrictions of record;

2. Liens or encumbrances attaching as of the date of execution of this Warranty Deed, or which arise by, through or under the Grantees;

3. Conditions and restrictions apparent from a visual inspection of the Property and restrictions and regulations discoverable in the public records of any governmental agency.

4. Reservations and restrictions contained in the dedication of Cres-Del Acres Second Addition as follows: "...said plat subject to the following conditions (1) a 16 foot easement along Crescent Creek and centered on lines between Lots 4 and 5, Lots 10 and 11, and Lots 15 and 16 of Block 6 to provide access to Crescent Creek; (2) a 16 foot utility easement centered on all lines between lots and on the side of lots abutting on streets; (3) additional restrictions as provided in recorded protective covenants."

5. Reservations and restrictions, including the terms and provisions thereof, as contained in the deed from Edgar E. Colburn et al to Raymond J. Iverson and Meryle Ione Iverson, husband and wife, dated July 21, 1972, recorded September 13, 1972, in Volume M72 page 10342, Deed records of Klamath County, Oregon.

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.

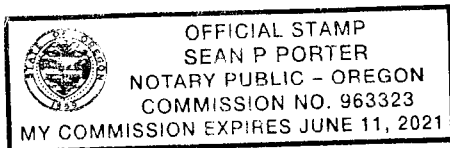
DATED: 5/6/21

GRANTOR:

Robert M. Cook
Robert M. Cook

STATE OF OREGON)
County of Linn) ss.

Personally appeared before me on 6th of May, 2021, the above-named Robert M. Cook and acknowledged the foregoing instrument to be his voluntary act and deed.



[Signature]
Notary Public for Oregon