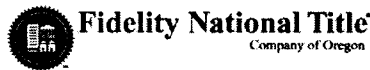


Amerititle 467974-AM

RECORDING REQUESTED BY:



800 Willamette Street, Ste 500
Eugene, OR 97401

GRANTOR'S NAME:

Jason Dosh

GRANTEE'S NAME:

Mary L. Carroll
590 SE Conifer Ct.
Madras, OR 97741

AFTER RECORDING RETURN TO:

Order No.: 60222105365-SJ
Mary L. Carroll
590 SE Conifer Ct.
Madras, OR 97741

SEND TAX STATEMENTS TO:

Mary L. Carroll
590 SE Conifer Ct.
Madras, OR 97741

APN: 892296
Map: 3907-036D0-07200
Misty Mountain Drive Lot 20, Keno, OR 97627

2021-008868

Klamath County, Oregon

06/04/2021 10:51:02 AM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jason Dosh, Grantor, conveys and warrants to **Mary L. Carroll**, 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 20, TRACT 1406, SECOND ADDITION TO MISTY MOUNTAIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Klamath County Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$27,500.00). (See ORS 93.030).

Subject to:

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

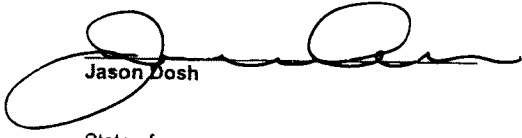
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: 6-2-21


Jason Dosh

State of _____

County of _____

This instrument was acknowledged before me on _____ by Jason Dosh

Notary Public - State of Oregon

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On 10/2/21 before me, Tara L. Gomez, Notary Public
(insert name and title of the officer)

personally appeared Jason Dush
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
~~his/her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



EXHIBIT "A"

Exceptions

Subject to:

SPECIAL EXCEPTIONS:

Taxes assessed under Code No. 052 Account No. 892296 Map No. 3907-036D0-07200
NOTE: The 2020-2021 Taxes: \$231.75, are Paid

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

The provisions contained in Deeds,
Recorded: November 15, 1906,
Volume: 21, page 466
and
Recorded: August 5, 1909
Volume: 27, page 294

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: April 8, 1926
Volume: 69, page 440

The provisions contained in Warranty Deed,
Recorded: January 15, 1948,
Volume: 215, page 479

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: November 10, 1977
Volume: M77, page 21858

Domestic Water Easement Agreement, including the terms and provisions thereof,
Recorded: December 7, 1978
Volume: M78, page 2195

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: August 21, 1980
Volume: M80, page 19545

Restrictions as shown on the official plat of said Land.

Easements as shown on the official plat of said Land.

Building Setbacks 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: PacifiCorp, a corporation doing business as Pacific Power, its successors and assigns
Recorded: September 29, 2005
Volume: M05, page 65366

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 2, 2005
Volume: M05, page 68139