

RECORDING REQUESTED BY:



802 Main Ave.  
Tillamook, OR 97141

**GRANTOR'S NAME:**

Cramer Family Trust dated April 20, 2000

**GRANTEE'S NAME:**

Mark Anthony M. Bertumen and Paul Arthur M. Bertumen

**AFTER RECORDING RETURN TO:**

Order No.: 360421002689-CR

Mark Anthony M. Bertumen  
38665 Via Majorca  
Murrieta, CA 92562

**SEND TAX STATEMENTS TO:**

Mark Anthony M. Bertumen  
38665 Via Majorca  
Murrieta, CA 92562

2 Peregrine Heights, Klamath Falls, OR 97601

**2021-008953**

Klamath County, Oregon

06/07/2021 11:30:00 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Richard L. Cramer and Suzy Cramer, Trustees of the Cramer Family Trust dated April 20, 2000, Grantor, conveys and warrants to Mark Anthony M. Bertumen, as to an undivided 75% interest and Paul Arthur M. Bertumen, as to an undivided 25% interest, 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 2 of TROUBADOR TRAIL – TRACT 1360, a resubdivision of Lots 1, 2 and 36 of Tract 1316 – PARADISE HILL, 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 THIRTY-TWO THOUSAND AND NO/100 DOLLARS (\$32,000.00). (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.

**STATUTORY WARRANTY DEED**  
(continued)

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

Dated: 6/3/21

Cramer Family Trust dated April 20, 2000

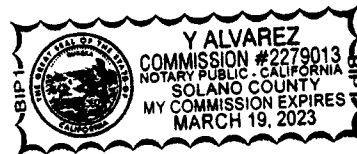
BY: Richard L. Cramer  
Richard L. Cramer  
Trustee

BY: Suzy Cramer  
Suzy Cramer  
Trustee

State of California  
County of Solano

This instrument was acknowledged before me on May 3, 2021 by Richard L. Cramer and Suzy Cramer, Trustees of the Cramer Family Trust dated April 20, 2000.

Y Alvarez  
Notary Public - State of California  
My Commission Expires: 3-19-2023



**EXHIBIT "A"**

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

Restrictions as shown on the official plat of said land.

Easements as shown on the official plat of said land.

Conditional Use Permit Restrictive Covenant, including the terms and provisions thereof,  
Recorded: September 11, 1997  
Volume: M97, page 29801

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 11, 1997  
Volume: M97, page 29802

Amended by instrument,  
Recorded: August 19, 2004  
Volume: M04, page 54551

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Paradise Hills Homeowner's Association.

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: Shady Pine Community and the Uhrmann-North Wocus Community  
Recorded: August 4, 2003  
Volume: M03, page 55486

Easement and Well Agreement, including the terms and provisions thereof,  
Recorded: September 7, 2005  
Volume: M05, page 63687