

RECORDING REQUESTED BY:

  
**Western** Title & Escrow

2365 NW Kline Street, Suite 101  
Roseburg, OR 97471

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0217390-LKC  
Timothy Thomas and Maighread Thomas  
PO Box 220  
Chiloquin, OR 97624

**SEND TAX STATEMENTS TO:**

Timothy Thomas and Maighread Thomas  
PO Box 220  
Chiloquin, OR 97624

APN: 240448  
240475  
Map: 3507-018AC-07500  
3507-018AC-07400

**2021-010029**

Klamath County, Oregon

06/28/2021 12:06:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Holly Leanne Anderson-Caldwell**, Grantor, conveys and warrants to **Timothy Thomas and Maighread Thomas, 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:

Lots 19 and 20 in Block 49 of TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS **(\$306,500.00)**. (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: 6-25-2021

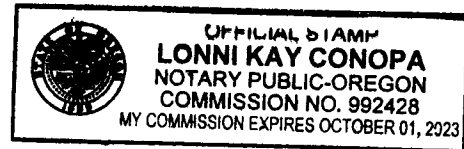
  
Holly Leanne Anderson-Caldwell

State of OREGON  
County of Douglas

This instrument was acknowledged before me on June 25, 2021 by Holly Leanne Anderson-Caldwell.

  
Notary Public - State of Oregon

My Commission Expires: 10/1/2023



## EXHIBIT "A"

### Exceptions

#### Subject to:

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Grazing Fire Patrol

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Timber Fire Patrol

Conditions, Restrictions, Easements, and Setbacks as shown on the official plat of said land.

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 18, 1978

Volume: M78, page 25925

Amended by instrument,

Recorded: April 1, 1996

Volume: M96, page 9087

Re-recorded: May 8, 1996

Volume: M96, page 13083

Amended by instrument,

Recorded: July 14, 1999

Volume: M99, page 28132

Amended by instrument,

Recorded: August 4, 2003

Volume: M03, page 55205

Amended by instrument,

Recorded: July 6, 2004

Volume: M04, page 43885

Amended by instrument,

Recorded: June 29, 2006

Volume: M06, page 13239

The interest of Oregon Shores Recreational Club, Inc. in and to a certain water system as disclosed by Quitclaim Deed;

Dated: June 28, 1979

Recorded: July 6, 1979

Volume: M79, page 15973

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

Recorded: August 20, 2004

Volume: M04, page 55422

Amended by instrument,

Recorded: June 29, 2006

Volume: M06, page 13240