

RECORDING REQUESTED BY:



9200 SE Sunnybrook Blvd., Ste 130
Clackamas, OR 97015

2021-010063

Klamath County, Oregon

06/28/2021 02:31:00 PM

Fee: \$87.00

GRANTOR'S NAME:

Lila L. Esquivel

GRANTEE'S NAME:

Latricia Mae Rainy and Tommy Eugene Rainy

AFTER RECORDING RETURN TO:

Order No.: 36262104451-DR

Latricia Mae Rainy and Tommy Eugene Rainy
10216 Split Rail Road
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Latricia Mae Rainy and Tommy Eugene Rainy
10216 Split Rail Road
La Pine, OR 97739

APN: 138210

Map: 2310-035B0-06400

Lot 42, Block 2, Split Rail Ranchos, La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lila L. Esquivel, Grantor, conveys and warrants to Latricia Mae Rainy and Tommy Eugene Rainy, 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:

Lot 42, in Block 2 Tract 1098 Split Rail Ranchos, 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-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$37,500.00). (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.

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

Dated: 6-24-21

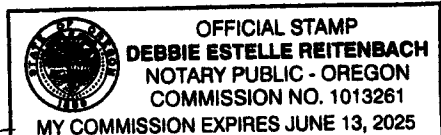
Lila L. Esquivel
Lila L. Esquivel

State of Oregon
County of Clackamas

This instrument was acknowledged before me on 6-24-2021 by
Lila L. Esquivel

[Signature]
Notary Public - State of Oregon

My Commission Expires: 07/10/25



Recorded by AmeriTitle 4/6/2021 6AM

EXHIBIT "A"

Exceptions

Subject to:

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol.

The provisions contained in deed,
Recorded: July 22, 1954,
Instrument No.: Volume 268, page 209.

Restrictions as shown on the official plat of said land.

Building Setbacks as shown on the official plat of said land.

Easements 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: April 1, 1994

Instrument No.: Volume M94, page 96

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: April 15, 1994

Instrument No.: Volume M94, page 11266

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Forest Meadows Road 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: Midstate Electric Cooperative Inc.

Recorded: April 26, 1994

Instrument No.: Volume M94, page 12551

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: Midstate Electric Cooperative, Inc. a Cooperative corporation

Recorded: February 10, 2000

Instrument No.: Volume M00, page 4330