

RECORDING REQUESTED BY:



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

GRANTOR'S NAME:  
Jay G. Berg

GRANTEE'S NAME:  
Marshall A. Wolcott and Rhonda R. Wolcott

AFTER RECORDING RETURN TO:  
Order No.: 36262105230-DS  
Marshall A. Wolcott and Rhonda R. Wolcott, as tenants by the  
entirety  
PO Box 3568  
La Pine, OR 97739

SEND TAX STATEMENTS TO:  
Marshall A. Wolcott and Rhonda R. Wolcott  
PO Box 3568  
La Pine, OR 97739

1841 Pannier Court, La Pine, OR 97739

2021-011518

Klamath County, Oregon

07/27/2021 01:52:00 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Jay G. Berg, Grantor, conveys and warrants to Marshall A. Wolcott and Rhonda R. Wolcott, 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 22, Block 4, WAGON TRAIL ACREAGES, NUMBER ONE, 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 TWO HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$260,000.00). (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: 7-27-21

Jay G. Berg

State of OR  
County of Marion

This instrument was acknowledged before me on July 27, 2021 by Jay G. Berg.

Notary Public - State of Oregon

My Commission Expires: March 23, 2025



**EXHIBIT "A"**  
Exceptions

**Subject to:**

**SPECIFIC ITEMS AND EXCEPTIONS:**

Taxes assessed under Code No. 247 Account No. 127972 Map No. 2309-001A0-07800  
The 2021-2022 Taxes: A lien not yet due or payable.

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

Restrictions 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: August 30, 1972

Volume: M72, page 9766

Amended by instrument,

Recorded: January 5, 1977

Volume: M77, page 207

Amended by instrument,

Recorded: January 5, 1977

Volume: M77, page 210

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