

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0222077-AL
Rudy Grab and Vicki Grab
153469 Hackamore Lane
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Rudy Grab and Vicki Grab
153469 Hackamore Lane
La Pine, OR 97739

APN: 127758
Map: . 2309-001A0-03000

2021-011891

Klamath County, Oregon

08/04/2021 12:04:00 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donald K. Swayze and Christin F. Swayze, Grantor, conveys and warrants to **Rudy Grab and Vicki Grab**, 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 2, Block 3, WAGON TRAIL ACREAGES NUMBER ONE, 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 FOUR HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (**\$480,000.00**). (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.

STATUTORY WARRANTY DEED

(continued)

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

Dated:

July 30, 2021

Donald K. Swayze

Donald K. Swayze

Christin F. Swayze

Christin F. Swayze

State of

County of

OR
Deschutes

This instrument was acknowledged before me on

July 30, 2021

by Donald K. Swayze and Christin F.

Swayze.

[Signature]

Notary Public - State of Oregon

My Commission Expires:

Jan. 13, 2025



EXHIBIT "A"

Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

**Taxes assessed under Code No. 247 Account No. 127758 Map No. 2309-001A0-03000
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.

A 10 foot public utility easement 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 20**

**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 Property Owners Association.

**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: August 18, 1976
Volume: M76, page 12797**

**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: May 3, 2001
Volume: M01, page 20222**