

2021-011953

Klamath County, Oregon

08/05/2021 01:10:00 PM

Fee: \$92.00

RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON

Escrow No.: 5512007384
APN: R880645

WHEN RECORDED MAIL TO
John D. Hunt and Tami K. Hunt
2528 Almeria Drive
Cameron Park, CA 95682

MAIL TAX STATEMENT TO
John D. Hunt and Tami K. Hunt
2528 Almeria Drive
Cameron Park, CA 95682

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

Megan M. Vandenbrock

Grantor, conveys and warrants to

John D. Hunt and Tami K. Hunt, as tenants by the entirety

Grantees, the following described real property in the County of Klamath, State of Oregon, described as follows:

Parcel 2 of Land Partition 3-96, situated in the NW 1/4 of the NW 1/4 of Section 11, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The described real property is free of all liens and encumbrances except (if none, so state):

See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$130,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

OLD REPUBLIC TITLE 5512007384

Amerititle 4706062AM

Dated this 2 day of August, 2021.


Megan M. Vandebroek

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } ss
COUNTY OF SOLANO }

On this, the 2nd day of AUGUST, 2021, before me,

BIANCA F. BUENO-GANI, a Notary Public, personally appeared Megan M. Vandebroek who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the person or the entity upon behalf of which the persons acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

Signature 

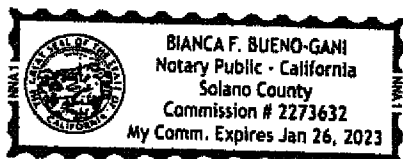


EXHIBIT A

Exceptions:

1. Taxes and assessments, general and special, for the fiscal year 2021-2022, a lien, but not yet due or payable.
2. Special Assessment disclosed by the Klamath tax rolls,
For: Klamath Lake Timber Fire Patrol and Klamath Lake Grazing Fire Patrol
3. Rights of the public, County and/or City, in and to that portion of said land lying within the limits of streets, roads and highways.
4. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To : Kesterson Lumber Company
Recorded : May 18, 1929 in Official Records under Document No. Volume 87, Page 225, deed records

5. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Granted To : Bly Logging Company and Weyerhaeuser Timber Company, a corporation
Recorded : March 07, 1949 in Official Records under Document No. Volume 229, Page 217, deed records

6. Terms and provisions as contained in an instrument,

Entitled : Deed of Tribal Property from the United States of America
Recorded : March 27, 1959 in Official Records under Document No. Volume 311, Page 104, deed records

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Recorded : May 20, 1968 in Official Records under Document No. Volume M68, Page 4513

8. Powerline Access easement as shown on the official plat of said land.

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Recorded : January 10, 1996 in Official Records under Document No. Instrument No. M96, Page 872

10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following,

Recorded : September 20, 1996 in Official Records under Document No. Instrument No. M96, Volume 29815

11. The manufactured home on the subject property was exempted from Oregon registration and titling requirements by instrument,

Recorded : October 02, 2017 in Official Records under Document No. 2017-011156