

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0223639-TM

John Jung
211 lakeshore dr
Oakwood Hills, IL 60013

SEND TAX STATEMENTS TO:

John Jung
211 lakeshore dr
Oakwood Hills, IL 60013

AmeriTitle

#488620 AM

2021-013806

Klamath County, Oregon

09/10/2021 03:29:01 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY ^{DS}
DEED
KL

KarenLynn M. Lessard, Grantor, conveys and warrants to **John W. Jung**, 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 in Block 2 of WAGON TRAIL ACREAGES NO. 1, 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 NINETY-FIVE THOUSAND AND NO/100 DOLLARS (**\$395,000.00**). (See ORS 93.030).

Subject to:

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

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: June 5, 1977

Volume: M77, page 207

Amended by instrument,

Recorded: June 5, 1977

Volume: M77, page 210

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

Restrictions as shown on the official plat of said Land.

Easements as shown on the official plat of said Land

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,

STATUTORY WARRANTY DEED

(continued)

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: July 12, 2021

KarenLynn M. Lessard
KarenLynn M. Lessard

State of ~~IDAHO~~ Oregon
County of Deschutes

This instrument was acknowledged before me on 7/12/21 by KarenLynn M. Lessard.

Tonya D Moore
Notary Public - State of Idaho

My Commission Expires: 8/29/21

