

AmT # 493953 AM

2021-014166

Klamath County, Oregon

09/16/2021 01:26:01 PM

Fee: \$97.00

RECORDING REQUESTED BY:

  
**Western** Title & Escrow

360 SW Bond Street, Suite 100  
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0225109-YGW

Carl A. Welander

Welander Revocable Trust U/T/A Dated December 22, 2015

P.O. Box 1006

Crescent Lake, OR 97733

SEND TAX STATEMENTS TO:

Welander Revocable Trust U/T/A Dated December 22, 2015

P.O. Box 1006

Crescent Lake, OR 97733

APN: 10124

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Candlewood, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Carl A. Welander and Jennifer R. Welander, Trustees of the Welander Revocable Trust U/T/A Dated December 22, 2015, 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 31 in Block 6 of Tract 1119, Leisure Woods No. 2, 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 EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS (\$85,000.00). (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: 9/14/21

Candlewood, LLC

BY: [Signature]

William E. Puntney  
Managing Partner

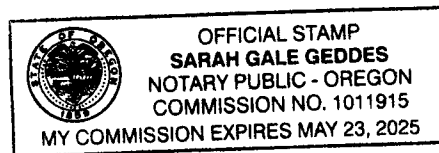
State of OR

County of Marion

This instrument was acknowledged before me on 9/14/21 by William E. Puntney, as Managing Partner for Candlewood, LLC, an Oregon limited liability company.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 5/23/25



## EXHIBIT "A"

### Exceptions

#### Subject to:

#### SPECIFIC ITEMS AND EXCEPTIONS:

.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 as shown on the official plat of said land.

. Utilities and drainage as shown on the official plat of said land.

. Drainage 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: April 26, 1973

Volume: M73, page 4975

Amended by instrument,

Recorded: December 3, 1975

Volume: M75, page 15196

Amended by instrument,

Recorded: October 9, 1998

Volume: M98, page 37231

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(Exception No. 11 Continued)

Amended by instrument,

Recorded: May 17, 2000

Volume: M00, page 17884

. 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: January 2, 1990

Volume: M90, page 30

Amended by instrument,

Recorded: November 10, 1992

Volume: M92, page 26591

Amended by instrument,

Recorded: May 17, 2000

Volume: M00, page 17884

. 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:

Recorded: May 3, 2001

Volume: M01, page 20282

Amended by Easement Amendment, including the terms and provisions thereof,

Recorded: August 8, 2005

Volume: M05, page 61348

. 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: February 5, 2002

Volume: M02, page 6873

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of The Diamond Peaks At Leisure Woods I & II Homeowner's Association, Inc.

**EXHIBIT "A"**  
Exceptions

- . Domestic Water Well Agreement and Easement, including the terms and provisions thereof,  
Recorded: February 5, 2002  
Volume: M02, page 6884  
Re-recorded: February 20, 2002  
Volume: M02, page 9849
- . Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments  
against the subject property,  
Recorded: September 17, 2004  
Volume: M04, page 62336