

RECORDING REQUESTED BY:



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

GRANTOR'S NAME:

Jorge L. Salazar and Berta Salazar

GRANTEE'S NAME:

Todd Stein and Charanne M. Stein

AFTER RECORDING RETURN TO:

Order No.: 36262107190-DR  
Todd Stein and Charanne M. Stein  
147744 Maple Drive  
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Todd Stein and Charanne M. Stein  
147744 Maple Drive  
La Pine, OR 97739

Vacant Land, Lot 44, Block 1, Tract 1098 - SPLIT RAIL RANCHOS,  
La Pine, OR 97739

2021-014553

Klamath County, Oregon

09/24/2021 11:48:00 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jorge L. Salazar and Berta Salazar, as tenants in common, Grantor, conveys and warrants to Todd Stein and Charanne M. Stein, 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 44, in Block 1, Tract 1098 - Split Rail Ranchos, 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 FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00). (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.

Recorded by AmeriTitle 489541 AM

STATUTORY WARRANTY DEED  
(continued)

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

Dated: 9-23-21

Jorge L. Salazar  
Jorge L. Salazar

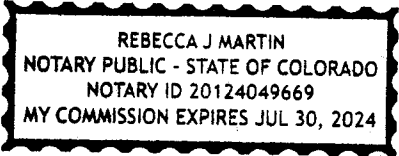
Berta Salazar  
Berta Salazar

State of Colorado  
County of Douglas

This instrument was acknowledged before me on September 23, 2021 by Berta Salazar and Jorge L. Salazar.

Rebecca J. Martin  
Notary Public - State of ~~Oregon~~ Colorado

My Commission Expires: 07/30/2024



**EXHIBIT "A"**  
**Exceptions**

**Subject to:**

Taxes assessed under Code No. 051 Account No. 138087 Map No. 2310-035B0-02800  
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

The property lies within and is subject to the levies and assessments of the Forest Meadows Road Association.

The provisions contained in Deed,  
Recorded: July 22, 1954,  
Volume: 268, page 209, Deed Records

Restrictions 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 1, 1994  
Volume: M94, page 9622

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 14, 1994  
Volume: M94, page 11266

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: April 26, 1994  
Volume: M94, page 12551

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: February 20, 2000  
Volume: M00, page 4330