

Old Republic Title Co - 5511010184/494487AM

RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON

Escrow No.: 5511010184
APN: R886961

WHEN RECORDED MAIL TO
Michael Earl Fossey and Tamera Gayle Rockholt
68-1782 Lua Kula Pl
Waikoloa, HI 96738-5511

MAIL TAX STATEMENT TO
Michael Earl Fossey and Tamera Gayle Rockholt
68-1782 Lua Kula Pl
Waikoloa, HI 96738-5511

2021-015152
Klamath County, Oregon
10/07/2021 12:13:01 PM
Fee: \$97.00

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

Julie Marie Miller and Gabriel Roy Miller, Grantor, conveys and warrants to Michael Earl Fossey and Tamera Gayle Rockholt, As Tenants by the Entirety, Grantee, the following described real property in the County of Klamath, State of Oregon, described as follows:

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

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 \$570,000.00.

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.

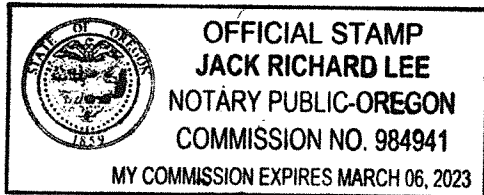
Dated this 4th day of October, 2021.

Julie Marie Miller
Julie Marie Miller

Gabriel Roy Miller
Gabriel Roy Miller

STATE OF OREGON
County of Clackamas

This instrument was acknowledged before me on this 4 day of October, 2021 by Julie Marie Miller and Gabriel Roy Miller.



Jack Richard Lee
Notary Public for Oregon
My Commission Expires: Mar. 6, 2023

EXHIBIT A

LEGAL DESCRIPTION:

Lot 14 in DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the office of the
County Clerk of Klamath County Oregon.

EXCEPTIONS:

1. The 2021-2022 Taxes: A lien not yet due or payable.
2. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
3. Conditional Use Permit No. 10-99, including the terms and provisions thereof,
Recorded: April 29, 1999
Instrument No.: Volume M99, Page 16122
4. Restrictions as shown on the official plat of said land.
5. Easements as shown on the official plat of said land.
6. 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 12, 2002
Instrument No.: Volume M02, Page 8514
Re-recorded: June 20, 2003
Instrument No.: Volume M03, Page 42377
Amended by instrument,
Recorded: May 3, 2004
Instrument No.: Volume M04, Page 26900
Amended by instrument,
Recorded: November 15, 2019
Instrument No.: 2019-013346
Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of The Diamond Peaks Tract #1355 Homeowner's Association.

7. 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., a cooperative corporation

Recorded: August 8, 2005

Instrument No.: Volume M05, Page 61348

8. Domestic Water Well Agreement and Easement, including the terms and provisions thereof,

Recorded: November 25, 2009

Instrument No.: 2009-015102

9. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments

against the subject property,

Recorded: September 26, 2011