

RECORDING REQUESTED BY:



6000 Meadows Rd, Ste 100
Lake Oswego, OR 97035

2021-015586

Klamath County, Oregon

10/15/2021 11:29:01 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Order No.: 872103229-CC

Jose Calderon and Vanesa Ramirez, as tenants by the entirety
1223 W Main Street
Medford, OR 97501

SEND TAX STATEMENTS TO:

Jose Calderon and Vanesa Ramirez
1223 W Main Street
Medford, OR 97501

APN: 320129

22723 Waban Way, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

J.B. Rentz, Grantor, conveys and warrants to **Jose Calderon and Vanesa Ramirez, 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 34 in Block 6 in Mountain Lake Homesites, 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 FIFTY THOUSAND AND NO/100 DOLLARS (**\$50,000.00**). (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: 10-13-21

J.B. Rentz
J.B. Rentz

State of Oregon
County of Douglas

This instrument was acknowledged before me on 13 October, 2021 by J.B. Rentz.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 7 June, 2022

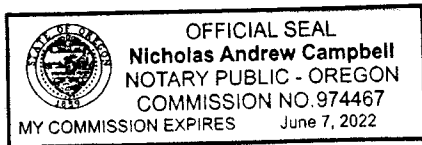


EXHIBIT "A"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

Taxes assessed under Code No. 072 Account No. 320129 Map No. 3606-017D0-02700-000
The 2021-2022 Taxes: A lien not yet due or payable.

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: California Oregon Power Company

Recorded: August 6, 1956

Volume: 285, Page 407

Limited access provisions contained in Deed from A.E. Wampler and Mayme Wampler, husband and wife to State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,

Recorded: April 1, 1969

Volume: M69, page 2345

Restrictions as shown on the official plat of said land.

Building Setbacks as shown on the official plat of said land.

Utilities Easements 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: December 6, 1972

Volume: M72, page 13970