

2021-017084

Klamath County, Oregon



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11/12/2021 12:46:30 PM

Fee: \$102.00

This Deed was prepared by:

Mary Jane Brownie
P.O. Box 3341
LaPine, Ore 97739
Attn:

When recorded, return to:

Lyle E. Anderson and Rita J. Anderson
P.O. Box 1802
Sandy, Ore 97055
Attn: *AND SEND TAXES*

Tax Parcel Number/Assessor Parcel Number:

Lot 38 Block 1 Tract 1098 Split Rails Rancho, Klamath Co. Ore.
Tax account number 137854

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged,

Mary J. Brownie Revocable Living Trust & with an address of
P.O. Box 3341, LaPine, Ore 97739 ("Grantor")

Does hereby GRANT, BARGAIN AND SELL unto

Rita J. Anderson and Lyle E. Anderson, with an address of
P.O. Box 1802, Sandy, Oregon 97055 ("Grantee"),

The following described real property, together with any improvements thereon and appurtenances thereto:

SEE EXHIBIT A ATTACHED HERETO

Subject to:

1. All general and special taxes and assessments for the current calendar year;
2. All covenants, conditions, restrictions, reservations, easement, patents, rights of way, and other encumbrances now of record.

Together with all tenements, hereditaments, and appurtenances, including water rights (if any), belonging or appertaining thereto, and any reservations, remainders, rents, issues, and profits therefrom.

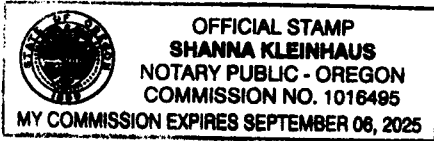
DATED: this 1st day of November, 2021.

Grantor: Mary Jane Brownie

By: MARY JANE BROWNIE

Name: Shanna Kleinhaus

Title: Personal Banker



STATE OF Oregon)
) ss.
COUNTY Deschutes)

The foregoing instrument was acknowledged before me this 1st day of November, 2021, by Mary Jane Brownie as or on behalf of the Grantor.

Shanna Kleinhaus
Notary Public

My commission expires:

Sept 6 2025



Exhibit A

Tax Parcel Number: Map & Tax Lot No. 2310-035BO-02200



SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records, unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Notwithstanding this provision and in accordance with and subject to the limitations of Section 2.15 of the First American Title Insurance Company of Oregon rate filing, protection afforded to the Insured hereunder will be consistent with any coverage provided to a Lender pursuant to any Policy issued contemporaneous hereto.

5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.
6. Reservations and restrictions in deed executed by Rollin E. Cook and Helen E. Cook, husband and wife, to Hardy G. Hand and Betty P. Hand, husband and wife, dated July 8, 1954, recorded July 22, 1954, in Volume 268 on page 209, Deed records of Klamath County, Oregon, as follows:
"Saving and Except: ...It is agreed that the sellers retain an undivided 1/2 interest in all of the mineral, oil and gas rights on the premises, together with the privilege of ingress and egress for the purpose of taking and removing the same."
7. Restrictions shown on the recorded plat/partition of Tract 1098-Split Rail Ranchos, as follows:
"...said plat subject to: A 45-foot building set-back line along the front of all lots, and a 20-foot building set back along th said street lines; any additional restrictions provided in any recorded protective covenants or oany Oregon Administrative regulations pertaining hereto: A 16-foot public utility easement along the back of all lots."
8. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: M-94 on page 9622, records of Klamath County, Oregon.

9. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: M-94 on page 11266, records of Klamath County, Oregon.

10. Easement, including terms and provisions contained therein:
Recording Information: M-94 on page 12551, records of Klamath County, Oregon.
In Favor of: Midstate Electric Cooperative
For: power line

11. Right of Way Easement, including terms and provisions thereof.
From: Split Rail Ranchos
To: Midstate Electric Cooperative, Inc., a cooperative corporation
Recorded: February 10, 2000 in Volume M00 page 4330, records of Klamath County, Oregon