

RECORDING REQUESTED BY:



497 Oakway Road, Suite 340  
Eugene, OR 97401

**GRANTOR'S NAME:**

Troy E. Vitus and Annie M. Vitus

**GRANTEE'S NAME:**

Teresa Ann Tran and Russell Sarmiento

**AFTER RECORDING RETURN TO:**

Order No.: WT0229684-REC

Teresa Ann Tran  
16080 Pine Drop Lane  
La Pine, OR 97739

**SEND TAX STATEMENTS TO:**

Teresa Ann Tran  
16080 Pine Drop Lane  
La Pine, OR 97739

APN: 138906  
Map: 2310-036B0-02700  
11454 Burlwood Lane, La Pine, OR 97739

**2021-018287**

Klamath County, Oregon

12/09/2021 02:04:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

Troy E. Vitus and Annie M. Vitus, as tenants by the entirety, Grantor, conveys and warrants to Teresa Ann Tran and Russell Sarmiento, not as tenants in common, but with the rights of survivorship, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Deschutes, State of Oregon:

Lot 45, Block 1, TRACT 1060, SUN FOREST ESTATES, 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 EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00). (See ORS 93.030).

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: 12-3-21

[Signature]  
Troy E. Vitus

[Signature]  
Annie M. Vitus

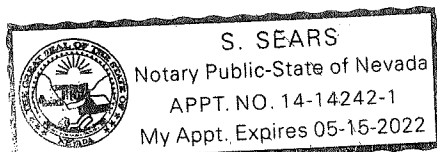
State of NV

County of Clark

This instrument was acknowledged before me on 12/3/21 by Troy E. Vitus and Annie M. Vitus.

[Signature]  
Notary Public - State of NV

My Commission Expires: 5-15-22



**EXHIBIT "A"**  
Exceptions

**Subject to:**

6. Special Assessment disclosed by the Klamath tax rolls:  
For: Walker Range Timber Fire Patrol  
Amount: \$18.75

7. Restrictions as shown on the official plat of said land.

8. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,  
Recorded: September 19, 1972  
Instrument No.: M72, page 10581

9. 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: September 18, 1972  
Instrument No.: M72, page 10585