

2022-003766

Klamath County, Oregon

03/29/2022 01:21:01 PM

Fee: \$92.00

RECORDING REQUESTED BY:

  
**Western** Title & Escrow

497 Oakway Road, Suite 340  
Eugene, OR 97401

**GRANTOR'S NAME:**

Hoepfl Living Trust dated January 26, 2018

**GRANTEE'S NAME:**

Jesse Phillip Long

**AFTER RECORDING RETURN TO:**

Order No.: WT0234763-KB

Jesse Phillip Long  
37636 Upper Camp Creek Road  
Springfield, OR 97478

**SEND TAX STATEMENTS TO:**

Jesse Phillip Long  
37636 Upper Camp Creek Road  
Springfield, OR 97478

APN: 892174

Map: 2407-018A0-05300

140904 Crescent Moon Drive, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Randy E. Hoepfl and Pamela J. Hoepfl, Trustees, or their successors in trust, under the Hoepfl Living Trust dated January 26, 2018, and any amendments thereto, Grantor, conveys and warrants to Jesse Phillip Long, 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 19, Diamond Meadows, Tract No. 1384, 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 SIX HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$625,000.00). (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.

Amended Title # 520757AM

# STATUTORY WARRANTY DEED

(continued)

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

Dated: 3-21-22

Hoepfl Living Trust dated January 26, 2018

BY: Randy E. Hoepfl  
Randy E. Hoepfl  
Trustee

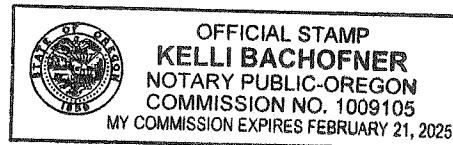
BY: Pamela J. Hoepfl  
Pamela J. Hoepfl  
Trustee

State of OREGON  
County of LANE

This instrument was acknowledged before me on 3-21-22 by Pamela J. Hoepfl and Randy E. Hoepfl, as Trustees for Hoepfl Living Trust dated January 26, 2018.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 2-21-25



## **EXHIBIT "A"**

### Exceptions

**Subject to:**

Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge

Special Assessment disclosed by the Klamath tax rolls:  
For: Walker Range Timber Fire Patrol

Agreement and Easement, including the terms and provisions thereof,  
Recorded: June 13, 1968  
Volume: M68, page 5239

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: May 10, 2005  
Volume: M05, page 33826

Re-recorded: February 2, 2010  
Instrument No.: 2010-001803

Amended by instrument,  
Recorded: April 19, 2011  
Instrument No.: 2011-004956

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Diamond Meadows Tract No. 1384 Homeowner's Association.

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:

Recorded: August 4, 2008  
Instrument No.: 2008-010991

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: September 26, 2008  
Instrument No.: 2008-013348

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: April 19, 2011  
Instrument No.: 2011-004957

Restrictions as shown on the official plat of said land.

Access easement as shown on the official plat of said land.

Drainage easement as shown on the official plat of said land.

Sewage Disposal System Note as shown on the official plat of said land.