

2022-004774

Klamath County, Oregon

04/14/2022 11:55:01 AM

Fee: \$92.00

RECORDING REQUESTED BY:


Western Title & Escrow

497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

Gordon Lent

GRANTEE'S NAME:

Jessica L. Pritchard and Benjamin H. Pritchard

AFTER RECORDING RETURN TO:

Order No.: WT0235569-TBS

Jessica L. Pritchard and Benjamin H. Pritchard, as tenants by the
entirety

136985 6th Street
Crescent, OR 97733

SEND TAX STATEMENTS TO:

Jessica L. Pritchard and Benjamin H. Pritchard

136985 6th Street
Crescent, OR 97733

APN: 900568

Map: 2409-030DB-04201

136985 6th Street, Crescent, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Gordon Lent, Grantor, conveys and warrants to Jessica L. Pritchard and Benjamin H. Pritchard, 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:

Lots 8 and 9, Block 25 of Crescent, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Together with that portion of vacated alley and a portion of Potter Street by Final Order 2000-045, recorded December 1, 1999 in Volume M99, Page 47412 and re-recorded July 11, 2000 in Volume M00, Page 25282.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$315,000.00). (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

STATUTORY WARRANTY DEED
(continued)

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.

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

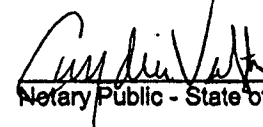
Dated: 4-13-2022


Gordon Lent

State of OREGON

County of Klamath

This instrument was acknowledged before me on April 13, 2022 by Gordon Lent.


Notary Public - State of Oregon

My Commission Expires: 10/11/2022

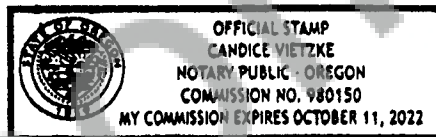


EXHIBIT "A"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

**Easement for existing public utilities in vacated street area and the conditions imposed thereby.
Reserved by vacation order recorded: December 1, 1999
Instrument No.: Volume M99, Page 47412
Re-recorded: July 11, 2000
Instrument No.: Volume M00, Page 25282**

Restrictions as shown on the official plat of said land.

**Articles of Incorporation for Crescent Water Supply and Improvement District, including the terms
and
provisions thereof,
Recorded: October 14, 2010
Instrument No.: 2010-012117**