

RECORDING REQUESTED BY:



1777 SW Chandler Ave., Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0235157-TM
Andrew Paul Salata and Loni Rae Salata
148909 Kurtz Road
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Andrew Paul Salata and Loni Rae Salata
148909 Kurtz Road
La Pine, OR 97739

APN: 136212
Map: 2310-016D0-02000

2022-005093

Klamath County, Oregon

04/21/2022 03:08:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ryan Palmblad and Melissa Palmblad, as tenants by the entirety, Grantor, conveys and warrants to **Andrew Paul Salata and Loni Rae Salata, 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:

Parcel 3 of Land Partition 85-05 located in the S1/2 SE1/4 SE1/4 of Section 16, Township 23 South,
Range 10 East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS **(\$525,000.00)**. (See ORS 93.030).

STATUTORY WARRANTY DEED

(continued)

Subject to:

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

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

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: For: Ingress and egress

Recorded: June 9, 1964

Volume: 353, page 395, Deed Records

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: Midstate Electric Cooperative, Inc., a cooperative corporation

Recorded: July 11, 1977

Volume: M77, page 12234

Road Dedication, including the terms and provisions thereof,

Recorded: September 14, 1981

Volume: M81, page 16272

Road Dedication, including the terms and provisions thereof,

Recorded: September 14, 1981

Volume: M81, page 16273

Conditional Use Permit Restrictive Covenant, including the terms and provisions thereof,

Dated: September 3, 1991

Recorded: September 3, 1991

Volume: M91, page 17546

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: Midstate Electric Cooperative, Inc., a cooperative

Recorded: October 26, 1993

Volume: M93, page 28046

Memorandum of Contract for Line Extension, including the terms and provisions thereof,

Recorded: October 26, 1993

Volume: M93, page 28051

The Land, as defined in the policy to be issued, does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration.

ID Number 182503.

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

STATUTORY WARRANTY DEED

(continued)

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.

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

Dated: 4/19/22

[Signature]
Ryan Palmblad

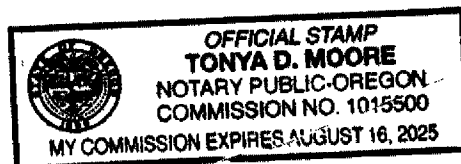
[Signature]
Melissa Palmblad

State of OREGON
County of DESCHUTES

This instrument was acknowledged before me on 4/20/22 by Ryan Palmblad.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 8/16/25



State of OREGON
County of DESCHUTES

This instrument was acknowledged before me on 4/20/22 by Melissa Palmblad.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 8/16/25

