

RECORDING REQUESTED BY:


Western Title & Escrow
1777 SW Chandler Ave., Suite 100
Bend, OR 97702

Return to Western Title & Escrow

WT0236626

AFTER RECORDING RETURN TO:

Order No.: WT0236626-JJ
Joan Green and Katherine Hawes
148617 Ahern Drive
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Joan Green and Katherine Hawes
148617 Ahern Drive
La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joyce E. Martin, Grantor, conveys and warrants to Joan Green and Katherine Hawes, 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:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$305,000.00). (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: May 3, 2022

Joyce E. Martin
Joyce E. Martin

State of Oregon
County of Lane

This instrument was acknowledged before me on May 3, 2022 by Joyce E. Martin

Janice Marie Konow
Notary Public - State of Oregon

My Commission Expires: February 25, 2025



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3 in Block 1 of RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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

The property lies within the boundaries of River Pine Estates Special Road District and is subject to any charges or assessments levied by said District and easements in connection therewith.
(No inquiry has been made)

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.
Recorded: January 2, 1952
Volume: 258, page 425

Walker Basin Canal as shown on the official plat of said Land.

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: July 14, 1965
Volume: 363, page 180

Correction of distances for certain lots in River Pine Estates, as evidenced by letter, including the terms and provisions thereof,
Recorded: January 17, 1967
Volume: M67, page 393

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.
Recorded: May 22, 1967
Volume: M67, page 3802

The provisions contained in Warranty Deed,
Recorded: May 27, 1968,
Volume: M68, page 4728

Notification of error on South lot line of the recorded plat of, "River Pine Estates" as evidenced by letter and map including the terms and provisions thereof,
Recorded: September 25, 1968
Volume: M68, page 9079

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.
Recorded: June 29, 1989
Volume: M89, page 11694

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.
Recorded: February 10, 2000
Volume: M00, page 4288