

RECORDING REQUESTED BY:



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

AFTER RECORDING RETURN TO:

Order No.: WT0235764-AL
Jarhed Ascencio Bautista and Verona Ascencio
567 Bonner Lane
Crescent, OR 97733

SEND TAX STATEMENTS TO:

Jarhed Ascencio Bautista and Verona Ascencio
567 Bonner Lane
Crescent, OR 97733

APN: 154488
Map: 2409-030CD-00700
567 Bonner Lane, Crescent, OR 97733

532082 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William L. Wirtz, Grantor, conveys and warrants to **Jarhed Ascencio Bautista and Verona Ascencio**, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED SEVENTY-EIGHT THOUSAND AND NO/100 DOLLARS **(\$278,000.00)**. (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" 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.

2022-005765

Klamath County, Oregon

05/05/2022 02:59:01 PM

Fee: \$97.00

STATUTORY WARRANTY DEED

(continued)

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

Dated: 4-20-2022

William L. Wirtz
William L. Wirtz

State of Oregon
County of Deschutes

This instrument was acknowledged before me on 4/20/2022 by William L. Wirtz.

[Signature]
Notary Public - State of Oregon

My Commission Expires: May 18th 2024

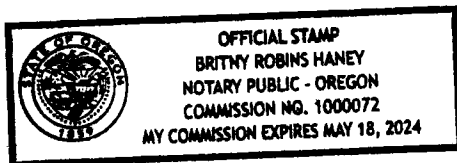


EXHIBIT "A"
Legal Description

PARCEL 1

A parcel of land in the Southeast Quarter of the Southwest Quarter of Section 30, Township 24 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point South 89° 40' West 290 feet and South 50° 20' East 499 feet from the intersection of the South line of Crescent, Oregon and the Easterly line of Main Street of Crescent, Oregon; thence North 39° 40' East 209 feet; thence South 50° 20' East 32 feet to a point on the Westerly line of a parcel of property deeded to Frederick J. Ulmer and Willa R. Ulmer, in Volume M73, page 9225; thence South to the Southwest corner of said Ulmer parcel; thence South 50° 20' East along the Southwesterly line of said Ulmer property, to the East boundary of the said SE1/4 SW1/4; thence South along said boundary line to a point located South 50° 20' East from the point of beginning; thence North 50° 20' West, 360 feet, more or less, to the point of beginning.

PARCEL 2

An Easement for Ingress and Egress recorded January 4, 1989 in Volume M89, page 97

EXHIBIT "B"
Exceptions

Subject to:

The property lies within the boundaries of Crescent Water Supply and Improvement District and is subject to any charges or assessments levied by said District and easements in connection therewith.

**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**

Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

**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: Leonard L. Weddle et. ux.
Recorded: June 5, 1973
Volume: M73, page 6900**

**Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,
Recorded: January 4, 1989
Volume: M89, page 97**

**Road Maintenance Agreement, including the terms and provisions thereof,
Recorded: February 7, 1989
Volume: M89, page 2329**

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.