

RECORDING REQUESTED BY:

300 Klamath Ave, PO Box 5017
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Order No.: WT0238423-EH
Wayne Semon
PO Box 5148
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Wayne Semon
PO Box 5148
Klamath Falls, OR 97601

5019 Falcon Drive, Klamath Falls, OR 97601

2022-007288

Klamath County, Oregon

06/10/2022 11:22:01 AM

Fee: \$102.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joyce Semon, as Trustee The Joyce Okupniak Trust u/t/a dated April 26, 2016, as amended, Grantor, conveys and warrants to **Wayne Semon,** 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 962, Running Y Resort, Phase 4, Third Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS **(\$270,000.00)**. (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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 6/7/2022

The Joyce Okupniak Trust u/t/a dated April 26, 2016, as amended

BY: Joyce Semon
Joyce Semon
Trustee

State of Missouri
County of Grundy

This instrument was acknowledged before me on June 7, 2022 by Joyce Semon, Trustee of The
Joyce Okupniak Trust u/t/a dated April 26, 2016, as amended.

[Signature]
Notary Public - State of Missouri

My Commission Expires: 5-19-2024



EXHIBIT "A"
Exceptions

Subject to:

The property lies within and is subject to the levies and assessments of the Running Y Resort Utility District.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:

Recorded: August 30, 1917

Instrument No.: Volume 47, page 264, 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: The California Oregon Power Company, a California corporation

Recorded: October 4, 1924

Instrument No.: Volume 64, page 489, 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: The California Oregon Power Company, a California corporation

Recorded: February 18, 1926

Instrument No.: Volume 69, page 299, 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: The California Oregon Power Company, a California corporation

Recorded: May 1, 1923

Instrument No.: Volume 61, page 116

Also Recorded: April 5, 1932

Instrument No.: Volume 97, page 211, 213, 215, 217, 219, 221, 223, 225, and 227

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: The California Oregon Power Company, a California corporation

Recorded: December 26, 1939

Instrument No.: Volume 126, page 192, Deed Records

Joint obligations with other lands in and to the premises set out as Parcel 2 of Tract B, including the terms and provisions thereof,

Recorded: April 1, 1940

Instrument No.: Volume 128, page 207, 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: The California Oregon Power Company, a California corporation

Recorded: August 31, 1943

Instrument No.: Volume 158, page 183, Deed Records

Amended by Agreement, including the terms and provisions thereof,

Recorded: August 6, 1948

Instrument No.: Volume 223, page 400, Deed Records

EXHIBIT "A"

Exceptions

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: Wocus Drainage District, a municipal corporation

Recorded: September 7, 1954

Instrument No.: Volume 269, page 163, 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: The California Oregon Power Company

Recorded: May 28, 1956

Instrument No.: Volume 283, page 411, Deed Records

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:

Recorded: September 30, 1960

Instrument No.: Volume 324, page 373, 379, 382, Deed Records

The provisions contained in Deed,

Recorded: July 18, 1966,

Instrument No.: M66, page 7241

As follows: See deed for particulars.

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: Esther Cecilia Hunt

Recorded: June 12, 1972

Instrument No.: M72, page 6270 and M72, page 6274

Letter dealing with water contracts, including the terms and provisions thereof,

Recorded: December 2, 1980

Instrument No.: M80, page 23384

Covenants, conditions, restrictions and easements as shown on the official plat of said land.

EXHIBIT "A"
Exceptions

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: August 2, 1996

Instrument No.: M96, page 23518

Declaration Annexing Phase 4 of Eagles Landing to Running Y Ranch Resort, including the terms and provisions thereof,

Recorded: November 12, 2003

Instrument No.: M03, page 83703

Amended by instrument,

Recorded: December 29, 2006

Instrument No.: 2006-025556

Amended by instrument,

Recorded: June 20, 2018

Instrument No.: 2018-007433

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Running Y Ranch Resort Homeowner's Association.

Access Easement Agreement, including the terms and provisions thereof,

Recorded: April 12, 2016

Volume: 2016-003730

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

Recorded: June 20, 2018

Instrument No.: 2018-007433