

RECORDING REQUESTED BY:



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

AFTER RECORDING RETURN TO:

Order No.: WT0239306-AL
Douglas Stone and Jennifer Stone
32907 River Bend Road
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Douglas Stone and Jennifer Stone
32907 River Bend Road
Chiloquin, OR 97624

APN: 249163
594155
248431
Map: 3507-02800-00200
3507-02100-01400
3507-02100-01400
32907 River Bend Road, Chiloquin, OR 97624

2022-008442

Klamath County, Oregon

07/11/2022 04:14:01 PM

Fee: \$102.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Eric J. Krinsky and Nondi M. Long, Grantor, conveys and warrants to **Douglas Stone and Jennifer Stone, 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 ONE MILLION TWO HUNDRED NINETY-SEVEN THOUSAND AND NO/100 DOLLARS (**\$1,297,000.00**). (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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 7/1/2022

[Signature]
Eric J. Krinsky

[Signature]
Nondi M. Long

State of Colorado
County of Lawrence

This instrument was acknowledged before me on July 1, 2022 by Eric J. Krinsky and Nondi M. Long.

[Signature]
Notary Public - State of ~~Oregon~~ Colorado

My Commission Expires: 2/27/2025

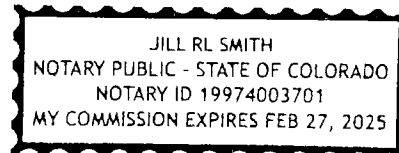


EXHIBIT "A"
Legal Description

PARCEL ONE OF LAND PARTITION 41-04 BEING A REPLAT OF PARCEL 2 OF "MINOR PARTITION 80-95" SITUATED IN GOVERNMENT LOT 3, THE NW1/4 OF SECTION 28 AND THE W1/2 OF SECTION 21, ALL IN TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 28, FROM WHICH THE SOUTHWEST CORNER OF SECTION 21 BEARS WEST 310.00 FEET AND S27°15'00"W 1483.08 FEET; THENCE N00°06'45"E 1584 FEET, MORE OR LESS, TO A POINT ON THE LEFT BANK OF THE WILLIAMSON RIVER; THENCE EASTERLY, ALONG THE SAID LEFT BANK, 1587 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOTS 20, 26, 29, 34, 37 AND 3, 3300 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID LOT 3; THENCE N88°53'55"W 1336.13 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID LOT 3; THENCE NORTH, ALONG THE WEST LINE OF SAID LOTS 3, 37 AND 34 TO A POINT ON THE SOUTH LINE OF SAID LOT 28; THENCE WEST 290 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXHIBIT "B"

Exceptions

Subject to:

Any difference in the mean high water line of the Williamson River and the meander line as shown by government survey.

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

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Modoc Point Irrigation District.

Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.

Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Williamson River, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Williamson River.

All matters arising from any shifting in the course of Williamson River including but not limited to accretion, reliction and avulsion.

The rights of the public in and to that portion of the herein described property lying within the limits of public 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: The California Oregon Power Company

Recorded: March 27, 1923

Volume: 61, page 16, 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: March 11, 1949

Volume: 229, page 303, Deed Records

Reservation of Oil, gas, minerals, or other implied easements, including the terms and provisions contained therein, in deed.

Recorded: November 12, 1954

Volume: 270, page 427, Deed Records

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

The provisions contained in Land Status Report,

Recorded: September 10, 1958,

Volume: 303, page 323, Deed Records

As follows: See report for particulars.

Agreement, including the terms and provisions thereof,

EXHIBIT "B"

Exceptions

Recorded: April 13, 1966
Volume: M66, page 3249

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: W.W. Pollard and Bettye Jo Pollard, husband and wife

Recorded: December 23, 1980

Volume: M80, page 24877

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: Keith C. Caldwell and Evelyn M. Caldwell, husband and wife

Recorded: December 23, 1980

Volume: M80, page 24881

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: Telephone Utilities of Eastern Oregon, Inc., an Oregon Corporation

Recorded: June 7, 1989

Volume: M89, page 10062

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

Recorded: December 3, 2004

Volume: M04, page 83211

Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.