

WT0240129-AMM

RECORDING REQUESTED BY:

2022-009274

Klamath County, Oregon

07/28/2022 11:40:01 AM

Fee: \$92.00


Western Title & Escrow

255 SW Coast Highway, Suite 100
Newport, OR 97365

GRANTEE'S NAME:

Rachel Marie Geil

AFTER RECORDING RETURN TO:

Order No.: WT0240129-AMM

Rachel Marie Geil

P.O. Box 270, 3010 Clearbrook Place

Malin, OR 97632

SEND TAX STATEMENTS TO:

Rachel Marie Geil

P.O. Box 270, 3010 Clearbrook Place

Malin, OR 97632

APN: 111328

Map: 4112-015BB-01300

3010 Clearbrook Place, Malin, OR 97632

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bob Jacobson, Grantor, conveys and warrants to **Rachel Marie Geil**, 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 8, Block 2, Meadowglenn, Tract No. 1137, according to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED NINETY-ONE THOUSAND AND NO/100 DOLLARS (\$191,000.00). (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: July 20, 2022

Bob Jacobson
Bob Jacobson

State of Oregon
County of Lincoln

This instrument was acknowledged before me on July 20, 2022 by Bob Jacobson.

Amanda Maddox
Notary Public - State of Oregon

My Commission Expires: Aug 26, 2024

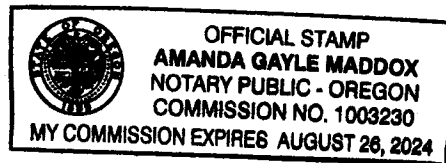


EXHIBIT "A"

Exceptions

Subject to:

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

Restrictions 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 8, 1977

Instrument No.: M77, page 12099

Public Utilities and Maintenance 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 21, 1984

Instrument No.: M84, page 14456