

RECORDING REQUESTED BY:



497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

Lloyd Rogers

GRANTEE'S NAME:

Yasmin Huerta-Vargas and Yesli Huerta-Vargas

AFTER RECORDING RETURN TO:

Order No.: WT0240493-TBS
Tera Schmeling
Western Title & Escrow Company
497 Oakway Road, Suite 340
Eugene, OR 97401

SEND TAX STATEMENTS TO:

Yasmin Huerta-Vargas and Yesli Huerta-Vargas
913 Dover Avenue
Modesto, CA 95358

APN: 81208
Map: 3107-001D0-04700
Scott View Drive, Lot 8, Bl 10, Mt Scott Meadows, Chiloquin, OR
97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lloyd Rogers, Grantor, conveys and warrants to **Yasmin Huerta-Vargas and Yesli Huerta-Vargas, 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:

Lot 8, Block 10, Tract 1027, Mt. Scott Meadow, 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 SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (**\$17,500.00**). (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

2022-009348

Klamath County, Oregon

07/29/2022 03:05:01 PM

Fee: \$92.00

Amerititle # 549995AM

STATUTORY WARRANTY DEED

(continued)

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.

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

Dated: 7-26-22

Lloyd Rogers
Lloyd Rogers

State of OR
County of Hamilton

This instrument was acknowledged before me on 7/26/2022 by Lloyd Rogers.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/22/24



EXHIBIT "A"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

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

Restrictions as shown on the official plat of said land.

Building Setbacks as shown on the official plat of said land.

Easements as shown on the official plat of said Land.

**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., a cooperative corporation

Recorded: June 19, 1973

Volume: M73, page 7668

**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., a cooperative corporation

Recorded: June 19, 1973

Volume: M73, page 7669

**Articles of Mt. Scott Meadows also known as Mt. Scott Pines Homeowner's Association, including
the terms**

and provisions thereof,

Recorded: July 9, 1973

Instrument No.: M73, page 8718

**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 9, 1973

Volume: M73, page 8724

**Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies
and**

assessments of Mt. Scott Meadows also known as Mt. Scott Pines Homeowner's Association.

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2022/2023.