

RECORDING REQUESTED BY:



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

**AFTER RECORDING RETURN TO:**

Order No.: WT0241129-YGW  
Dave Williams and Rochelle Williams  
20527 Rusticate Road  
Bend, OR 97702

**SEND TAX STATEMENTS TO:**

Dave Williams and Rochelle Williams  
20527 Rusticate Road  
Bend, OR 97702

APN: 145417

Map: 2407-007B0-04900

**2022-010037**

Klamath County, Oregon

08/17/2022 02:25:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Barry Williamson and Laura Williamson**, Grantor, conveys and warrants to **Dave Williams and Rochelle Williams**, as tenants by the entirety and **Paulina Cohen and Jed Cohen**, 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 2, Block 2, CRES-DEL ACRES FIRST ADDITION, 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 THREE THOUSAND AND NO/100 DOLLARS **(\$103,000.00)**. (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: 8-15-22

Barry Williamson  
Barry Williamson

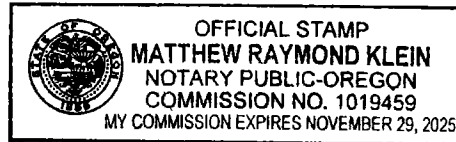
Laura Williamson  
Laura Williamson

State of Oregon  
County of Lane

This instrument was acknowledged before me on August 15, 2022 by Barry Williamson and Laura Williamson.

Matthew Raymond Klein  
Notary Public - State of Oregon

My Commission Expires: 11-29-25



## **EXHIBIT "A"**

### **Exceptions**

**Subject to:**

Taxes assessed under Code No. 051 Account No. 145417 Map No. 2407-007B0-04900  
The 2022-2023 Taxes: A lien not yet due or payable.

Special Assessment disclosed by the Klamath tax rolls:  
For: Walker Range Timber  
Amount: \$18.75

Restrictions as shown on the official plat of said land.

Easements as shown on the official plat of said land.

The provisions contained in deed,  
Recorded: November 22, 1963,  
Volume: 349, page 375  
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: Midstate Electric Cooperative  
Recorded: September 12, 1990  
Volume: M90, page 18305