



MTG 555469 AM

RECORDING REQUESTED BY:



52 E Airport Rd
Lebanon, OR 97355

2022-010227

Klamath County, Oregon

08/23/2022 11:38:01 AM

Fee: \$87.00

GRANTOR'S NAME:

Michael W. Monroe, Trustee and LaNita K. Monroe, Trustees of the
Monroe Family Trust dated July 25, 2012

GRANTEE'S NAME:

Cameron Scot Sawyer and Sarah Nicole Sawyer

AFTER RECORDING RETURN TO:

Order No.: 471822119965-CR
Cameron Scot Sawyer and Sarah Nicole Sawyer
27766 Santiam HWY
Sweet Home, OR 97386

SEND TAX STATEMENTS TO:

Cameron Scot Sawyer and Sarah Nicole Sawyer
27766 Santiam HWY
Sweet Home, OR 97386

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael W. Monroe and LaNita K. Monroe, Trustees of the Monroe Family Trust dated July 25, 2012, Grantor, conveys and warrants to Cameron Scot Sawyer and Sarah Nicole Sawyer, 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 14 in Block 3 of TRACT 1074, LEISURE WOODS, 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 SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$600,000.00). (See ORS 93.030).

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.

The 2022-2023 Taxes: A lien not yet due or payable.

Special Assessment disclosed by the Klamath tax rolls:

For: Walker Range 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.

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: April 26, 1973

Instrument No.: M73, page 4975

Amended by instrument,

Recorded: December 3, 1975

Instrument No.: M75, page 15196

After recording
return to Ticor Title

471822119965 - 555469 AM

TICOR TITLE

87

STATUTORY WARRANTY DEED

(continued)

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: January 2, 1990

Instrument No.: M90, page 30

Amended by instrument,

Recorded: November 10, 1992

Instrument No.: M92, page 26591

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.

Recorded: September 5, 2001

Instrument No.: M01, page 20282

Amended by instrument,

Recorded: August 8, 2005

Instrument No.: M05, page 61348

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: February 5, 2002

Instrument No.: M05, Page 6873

Amended by instrument,

Recorded: June 14, 2007

Instrument No.: 2007-010710

The Company will require a currently dated Certification of Trust be completed and returned by the Trustee(s) of the Monroe Family Trust.

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

Dated: 8-22-22

Michael W. Monroe, Trustee and LaNita K. Monroe, Trustees of the Monroe Family Trust dated July 25, 2012

BY: Michael W. Monroe
Michael W. Monroe
Trustee

BY: LaNita K. Monroe
LaNita K. Monroe
Trustee

State of Oregon
County of LINN

This instrument was acknowledged before me on 8/22/22 by Michael W. Monroe, Trustee and LaNita K. Monroe, Trustees of the Monroe Family Trust dated July 25, 2012.

Carrie Ann Ruiz Royer
Notary Public - State of Oregon

My Commission Expires: 2-5-2024

