

AmeriTitle #562870AM

RECORDING REQUESTED BY:



153 SW 5th Street
Redmond, OR 97756

AFTER RECORDING RETURN TO:

Order No.: WT0243744-JY
Richard Thomas Davis
6135 SW 58th Place
Redmond, OR 97756

SEND TAX STATEMENTS TO:

Richard Thomas Davis
6135 SW 58th Place
Redmond, OR 97756

2022-011873

Klamath County, Oregon

10/03/2022 01:16:02 PM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jerry L. Drake and Pamela J. Drake, or Successors, as Trustees of the Drake Joint Trust dated January 5, 2016, and any amendments, Grantor, conveys and warrants to **Richard Thomas Davis**, 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:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINETY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS **(\$97,500.00)**. (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 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: 09/29/2022

Drake Joint Trust

BY: Jerry L. Drake

Jerry L. Drake
Trustee

BY: Pamela J. Drake

Pamela J. Drake
Trustee

State of Oregon
County of Clackamas

This instrument was acknowledged before me on 09/29/2022 by Jerry L. Drake and Pamela J. Drake, as Trustees of the Drake Joint Trust dated January 5, 2016.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 09/30/2025

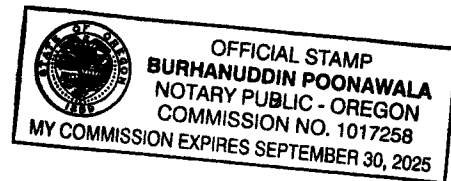


EXHIBIT "A"

Exceptions

Subject to:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. The 2022-2023 Taxes: A lien not yet due or payable.
7. Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge
8. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
9. Restrictions as shown on the official plat of said Land.
10. Building Setback Line as shown on the official plat of said Land.
11. Utility Easement as shown on the official plat of said Land.
12. 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: March 29, 2001
Volume: M01, page 12625
13. Easement Agreement, including the terms and provisions thereof,
Recorded: September 1, 2006
Instrument No.: 2006-017659
14. Easement Agreement, including the terms and provisions thereof,
Recorded: September 20, 2006
Instrument No.: 2006-018853
15. Easement, including the terms and provisions thereof,
Recorded: April 24, 2009
Instrument No.: 2009-005756

EXHIBIT A

Order No.: WT0243744

Lot 8 in Block 3 of Mahn's Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.