

WT0244132

RECORDING REQUESTED BY:

2022-012038

Klamath County, Oregon

10/07/2022 09:11:01 AM

Fee: \$92.00

AMERICAN TITLE 5041521AM

Western Title & Escrow

497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:
Dennis Woodward and Candace Woodward

GRANTEE'S NAME:
Vincent Varozza and Delisa Varozza

AFTER RECORDING RETURN TO:
Order No.: WT0244132LSV
Vincent Varozza and Delisa Varozza
3455 Walton Lane
Eugene, OR 97408

SEND TAX STATEMENTS TO:
Vincent Varozza and Delisa Varozza
3455 Walton Lane
Eugene, OR 97408

APN: 158215
Map: 2507-036C0-03800
2507-036C0-03800 Bunny Butte Road, Crescent, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dennis Woodward and Candace Woodward, as tenants by the entirety, Grantor, conveys and warrants to Vincent Varozza and Delisa Varozza, 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 22, Block 4 of TRACT NO. 1042, TWO RIVERS NORTH, 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 ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00). (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: 10/6/22

Dennis Woodward
Dennis Woodward

Candace Woodward
Candace Woodward

State of Oregon
County of Washington

This instrument was acknowledged before me on October 6, 2022 by Dennis Woodward and Candace Woodward.

Dawn E. Ballew
Notary Public - State of Oregon

My Commission Expires: 4/5/2024

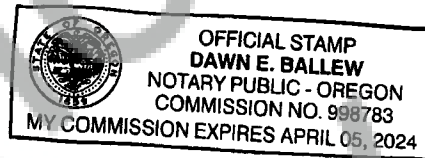


EXHIBIT "A"
Exceptions

Subject to:

**Taxes assessed under Code No. 253 Account No. 158215 Map No. 2507-036C0-03800
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.

Easements as shown on the official plat of said Land.

Building Setback as shown on the official plat of said Land.

**Any difference in the mean high water line of the Hemlock Creek and the meander line as shown
by
government survey.**

**Rights of the public and governmental bodies in and to that portion of said premises now or at
any time lying
below the high water line of Hemlock Creek, including any ownership rights which may be claimed
by the
State of Oregon as to any portion now or at any time lying below the ordinary high water line.**

**Such rights and easements for navigation and fishing as may exist over that portion of the
property now or at
any time lying beneath the waters of Hemlock Creek.**

**All matters arising from any shifting in the course of Hemlock Creek including but not limited to
accretion,
reliction and avulsion.**

**The provisions contained in Deed,
Recorded: December 11, 1989,
Volume: M89, page 23806**