

WT0244132

RECORDING REQUESTED BY:

2022-012038

Klamath County, Oregon

10/07/2022 09:11:01 AM

Fee: \$92.00

**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

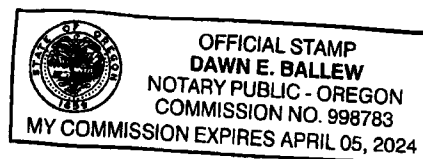
Candace Woodward  
Candace Woodward

State of Oregon  
County of Lincoln

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**