

RECORDING REQUESTED BY:



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

AFTER RECORDING RETURN TO:

Order No.: WT0245733-AL
Sebastian Sturms & Bailey Nicole Huntley
138707 Rhododendron Street
Gilchrist, OR 97737

SEND TAX STATEMENTS TO:

Sebastian Sturms & Bailey Nicole Huntley
138707 Rhododendron Street
Gilchrist, OR 97737

APN: 881551
Map: 2409-019AD-00700
138707 Rhododendron Street, Gilchrist, OR 97737

2022-014073

Klamath County, Oregon

12/07/2022 12:18:01 PM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Burton Properties NW, LLC, a Washington limited liability company, Grantor, conveys and warrants to Bailey Nicole Huntley, unmarried woman and Sebastian Sturms, unmarried man, not as tenants in common but with the rights of survivorship, 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 119 of Tract 1318- Gilchrist Townsite, 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 TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00). (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: Nov. 21, 2012

Burton Properties NW, LLC

BY: [Signature]
Joey Burton
Member

State of OR
County of Deschutes

This instrument was acknowledged before me on Nov. 21, 2012 by Joey Burton, as Member for Burton Properties NW, LLC.

[Signature]
Notary Public - State of

My Commission Expires: Jan. 13, 2025

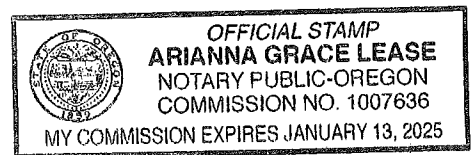


EXHIBIT "A"

Exceptions

Subject to:

Special Assessment disclosed by the Klamath tax rolls:

For: Walker Range Grazing Fire Patrol

Special Assessment disclosed by the Klamath tax rolls:

For: Fire Patrol Surcharge

Special Assessment disclosed by the Klamath tax rolls:

For: Walker Range Timber Fire Patrol

Covenants, conditions, restrictions and easements as contained in Declaration of plat of Tract 1318 Gilchrist Townsite, as follows:

- 1. Abutter's rights to Highway 97 are hereby relinquished for Lots 1, 2, 85 and 88-92 (no access).**
- 2. Shared driveway easements as shown on annexed plat.**
- 3. Blanket easement to the Ernst Brothers LLC for the purpose of operation, maintenance and expansion of the existing water and sanitary sewer systems for and within the subdivision.**
- 4. Right of Way for ditches or canals given to the United States of America, as recorded in Volume 32, Pages 619 and 620 and Volume 34, page 24.**
- 5. Right of Way to the Pacific Telephone and Telegraph Company as recorded in Volume 85, Page 216, and in Volume 87, Page 634.**
- 6. Agreement with Shevlin-Hixon Company, as recorded in Volume 159, Page 300; Volume 245, Page 590; Volume 253, Page 222 and Volume M87, Page 2089.**
- 7. Access restrictions to State of Oregon, by and through its State Highway Commission, as recorded in Volume 253, Page 525; Volume M68, Page 2582, and Volume M75, Page 3979.**
- 8. Beam path easement to the United States of America as recorded in Volume 298, Page 271.**
- 9. Right of Way to Pacific Gas Transmission Company as recorded in Volume 323, Page 601; Volume 333, Page 472; Volume 336, Page 253; and Volume M79, Page 1285.**
- 10. Easement to Cascade Natural Gas Company as recorded in Volume 340, Pages 221 and 224.**
- 11. Grant of Easement to Pacific Northwest Bell Telephone Company as recorded in Volume M72, Page 8484.**
- 12. Indenture of access to the State of Oregon, Department of Transportation, Highway Division as recorded in Volume M75, Page 3979.**
- 13. Easement for a public bikeway and walkway to the State of Oregon, Department of Transportation, Highway Division as recorded in Volume M79, Page 26327.**
- 14. Easement to Cascade Natural Gas Company as recorded in Volume M88, Page 9373.**
- 15. Agreement with Country Cable Vision, LTD as recorded in Volume M91, Page 18726.**
- 16. Water Rights appurtenant to this land are for domestic and municipal uses and are reserved by the Ernst Brothers LLC. Certificate Numbers U-112, Volume 11, Page 12508; U-116, Volume 11, Page 13433; U360, Volume 17, Page 24582, Oregon State Record of Water Right certificates.**
- 17. Communications line right-of-way easement with Telephone Utilities of Eastern Oregon, Inc. dba PTI Communications as recorded in Volume M96, Page 25105.**
- 18. Easement to Midstate Electric Cooperative Inc. for the purpose of operation and maintenance of existing power service for and within the subdivision as follows: Primary overhead distribution (69Kv-115Kv): 10 feet, wide or 5 feet on each side of centerline; secondary overhead distribution (110v-480v): 10 feet wide or 5 feet on each side of center line; secondary underground distribution (110v-480v): 10 feet wide or 5 feet on each side of center line; support guy wires: 10 feet wide or 5 feet on each side of center line.**

EXHIBIT "A"

Exceptions

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: November 27, 1996

Volume: M96, Page: 37354

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Gilchrist Homeowner's Association.

Agreement and the terms and conditions contained therein

Between: Ernst Brothers LLC, an Oregon limited liability Company

And: Roderick F. Larios and Shari L. Larios

Purpose: Party Wall and Driveway Easement and Maintenance Agreement

Recorded: October 12, 2000

Volume: M00, page 37285