

RECORDING REQUESTED BY:



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

AFTER RECORDING RETURN TO:

Order No.: WT0246076-AL
John J. O'Donoghue, Jr.
7706 Howard Road
La Pine, OR 97739

SEND TAX STATEMENTS TO:

John J. O'Donoghue, Jr.
7706 Howard Road
La Pine, OR 97739

APN: 135641
Map: 2310-016A0-01500
7706 Howard Road, La Pine, OR 97739

2023-000316

Klamath County, Oregon

01/17/2023 12:06:01 PM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Brittney Lee Graves and Justin Thomas Church, Grantor, conveys and warrants to **John J. O'Donoghue, Jr.**, 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, Block 1, NEW PINE ACRES, 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 THREE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS **(\$385,000.00)**. (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: Jan. 9, 2023

Brittney Lee Graves

Justin Church

Justin Thomas Church

State of _____

County of _____

This instrument was acknowledged before me on _____ by Brittney Lee Graves.

Notary Public - State of Oregon

My Commission Expires: _____

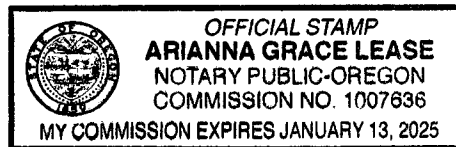
State of OR

County of Deschutes

This instrument was acknowledged before me on Jan. 9, 2023 by Justin Thomas Church.

Notary Public - State of Oregon

My Commission Expires: Jan. 13, 2025



STATUTORY WARRANTY DEED

(continued)

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

Dated: Jan. 11, 2023

[Signature]
Brittney Lee Graves

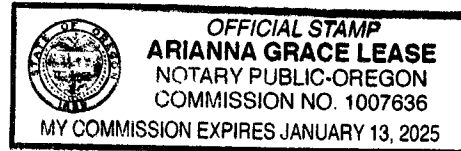
Justin Thomas Churich

State of OR
County of Washington

This instrument was acknowledged before me on Jan. 11, 2023 by Brittney Lee Graves.

[Signature]
Notary Public - State of Oregon

My Commission Expires: Jan. 13, 2025



State of _____
County of _____

This instrument was acknowledged before me on _____ by Justin Thomas Churich.

Notary Public - State of Oregon

My Commission Expires: _____

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: Walker Range Timber Fire Patrol**

**Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge**

Building setbacks as shown on the official plat of said land.

Utility easements as shown on the official plat of said land.

Restrictions as shown on the official plat of said land.