

RECORDING REQUESTED BY:



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

AFTER RECORDING RETURN TO:

Order No.: WT0247467-MB
Rigoberto Ramirez and Mirna Ramirez
3126 SW Timber Court
Redmond, OR 97756

SEND TAX STATEMENTS TO:

Rigoberto Ramirez and Mirna Ramirez
3126 SW Timber Court
Redmond, OR 97756

22 Auderine Circle, La Pine, OR 97739

2023-000931

Klamath County, Oregon

02/10/2023 09:42:01 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kelly L. Porter, Grantor, conveys and warrants to **Rigoberto Ramirez and Mirna Ramirez, 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 in Block 17 of SECOND ADDITION TO RIVER PINE ESTATES, 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 SEVENTY-EIGHT THOUSAND AND NO/100 DOLLARS **(\$78,000.00)**. (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: 2-08-23

Kelly L. Porter
Kelly L. Porter

State of Oregon
County of Deschutes

This instrument was acknowledged before me on 2/8/2023 by Kelly L. Porter.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 7/14/2025

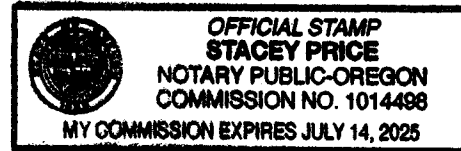


EXHIBIT "A"
Exceptions

Subject to:

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

**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**

Restrictions as shown on the official plat of said land.

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

**The provisions contained in Deed,
Recorded: March 28, 1951,
Volume: 246, page 165.
As follows: See deed for particulars.**

**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.
Recorded: June 23, 1972
Volume: M72, page 6813**

**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: June 23, 1972
Volume: M72, page 6815**

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