

592385AM/60222302383 SJ

GRANTOR'S NAME:
Robin L. Ferren

GRANTEE'S NAME:
Rachel Hulsey, Yvonne Kurtz, and Gabriel Hulsey

AFTER RECORDING RETURN TO:
Order No.: 60222302383-SJ
Rachel Hulsey and Yvonne Kurtz and Gabriel Hulsey, not as
tenants in common but with the right oif survivorship
1033 Yoke Road, La Pine, OR 97739

SEND TAX STATEMENTS TO:
Rachel Hulsey and Yvonne Kurtz and Gabriel Hulsey
1033 Yoke Road, La Pine, OR 97739

APN: 129541
Map: 2309-012A0-00100
1033 Yoke Road, La Pine, OR 97739

2023-004908
Klamath County, Oregon
06/26/2023 02:53:02 PM
Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robin L. Ferren, Grantor, conveys and warrants to **Rachel Hulsey and Yvonne Kurtz and Gabriel Hulsey, not as tenants in common but with the right 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:

The N1/2 NE1/4 NE1/4 NE1/4 of Section 12, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS **(\$350,000.00)**. (See ORS 93.030).

Subject to:

- 1. The Land, as defined in the policy to be issued, does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration. ID Number 272603 X Number 222628
- 2. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
- 3. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
- 4. The provisions contained in Deed, Recorded: January 19, 1976,
Volume: M76, page 893 File No. 592385AM Page 3
- 5. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement, Recorded: December 23, 1976 Volume: M76, page 20541
- 6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.

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

STATUTORY WARRANTY DEED

(continued)

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.

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

Dated: 6-23-2023

Robin Ferren

Robin L. Ferren

State of OR

County of Lane

This instrument was acknowledged before me on 6/23/23 by Robin L. Ferren

[Signature]
Notary Public - State of Oregon
My Commission Expires: 8/05/2023

