

RECORDING REQUESTED BY:

2023-005774

Klamath County, Oregon

07/12/2023 01:41:02 PM

Fee: \$97.00

Western Title & Escrow

497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

Robert J. Bird and Victoria L. Bird

GRANTEE'S NAME:

Fred L. Jaeger and Jeannie K. Jaeger

AFTER RECORDING RETURN TO:

Order No.: WT0252512-SC

Fred L. Jaeger and Jeannie K. Jaeger

1336 1st Street

Springfield, OR 97477

SEND TAX STATEMENTS TO:

Fred L. Jaeger and Jeannie K. Jaeger

1336 1st Street

Springfield, OR 97477

APN: 79257

Map: 3107-01700-01200

72654 Sun Mountain Road, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert J. Bird and Victoria L. Bird, Grantor,

conveys and warrants to

Fred L. Jaeger and Jeannie K. Jaeger, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$105,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" 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

STATUTORY WARRANTY DEED

(continued)

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.

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

Dated: July 12, 2023

Robert J. Bird

Robert J. Bird

Victoria L. Bird

Victoria L. Bird

State of OREGON

County of LANE

This instrument was acknowledged before me on July 12, 2023 by Robert J. Bird and Victoria L. Bird.

[Signature]

Notary Public - State of Oregon

My Commission Expires: 1-12-25

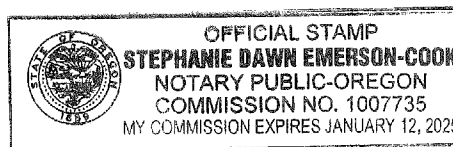


EXHIBIT "B"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Timber

Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

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

An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:

Granted To: United States of America

Recorded: February 24, 1966

Volume: M66, page 1597

Consent Agreement, including the terms and provisions thereof,

Recorded: April 12, 1983

Volume: M83, page 5489

Easements as shown on the Partition Plat No. 8-79.

An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:

Granted To: Midstate Electric Cooperative, Inc., a cooperative corporation

Recorded: June 6, 2001

Volume: M01, page 26497

An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as reserved in instrument:

Recorded: April 23, 2014

Instrument No.: 2014-003860

A well access easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as reserved in instrument:

Recorded: May 26, 2020

Instrument No.: 2020-006423

EXHIBIT A
LEGAL DESCRIPTION

Order No.: WT0252512

The N1/2 NW1/4 SE1/4 NE1/4, Section 17, Township 31 South, Range 7 East of the Willamette Meridian,
Klamath County, Oregon.