

RECORDING REQUESTED BY:



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

AFTER RECORDING RETURN TO:

Order No.: WT0252779-AL
Gordon W Gentry and Cherie L Gentry
868 SE Shelton Street
Dallas, OR 97338

SEND TAX STATEMENTS TO:

Gordon W Gentry and Cherie L Gentry
868 SE Shelton Street
Dallas, OR 97338

Lots 11 & 12 Scott View Drive, Chiloquin, OR 97624

2023-005792

Klamath County, Oregon

07/13/2023 08:36:02 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Barbara Jo Hanten and Thomas Joseph Hanten, as tenants by the entirety, Grantor, conveys and warrants to Gordon W Gentry and Cherie L Gentry, 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:

Lots 11 and 12 in Block 16 of TRACT NO. 1027 MT. SCOTT MEADOWS, 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 THIRTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS **(\$30,500.00)**. (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: 7-7-23

Barbara Jo Hanten
Barbara Jo Hanten

Thomas Joseph Hanten
Thomas Joseph Hanten

State of OREGON
County of LINN

This instrument was acknowledged before me on JULY 7, 2023 by Barbara Jo Hanten and Thomas Joseph Hanten.

Andrea Patricia Madison
Notary Public - State of Oregon

My Commission Expires: JUNE 14, 2025

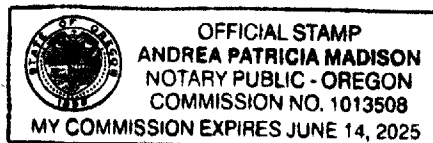


EXHIBIT "A"
Exceptions

Subject to:

8. The 2023-2024 Taxes: A lien not yet due or payable.

**9. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Timber Fire Patrol**

10. Restrictions as shown on the official plat of said land.

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

12. Easements as shown on the official plat of said land.

13. 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 19, 1973

Instrument No.: Value M73, Page 7668 and 7669

14. Articles of Mt. Scott Meadows, also known as Mt. Scott Pines Homeowners Association, including the terms and provisions thereof,

Recorded: July 9, 1973

Instrument No.: Volume M73, Page 8718

15. 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: July 9, 1973

Instrument No.: Volume M73, Page 8724

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