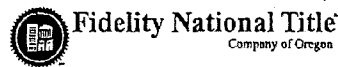


599790AM FNT 60222303348-SJ

2023-006205
Klamath County, Oregon
07/25/2023 02:55:02 PM
Fee: \$92.00

RECORDING REQUESTED BY:



800 Willamette Street, Ste 500
Eugene, OR 97401

GRANTOR'S NAME:
Robin Ferren

GRANTEE'S NAME:
Sean Patrick Magnuson and Julia Dawn Magnuson

AFTER RECORDING RETURN TO:
Order No.: 60222303348-SJ
Sean Patrick Magnuson and Julia Dawn Magnuson
P.O. Box 222
Yamhill, OR 97148

SEND TAX STATEMENTS TO:
Sean Patrick Magnuson and Julia Dawn Magnuson
P.O. Box 222
Yamhill, OR 97148

APN/Parcel ID(s): 129550
Tax/Map ID(s): 2309-012A0-00200
Vacant Land Yoke Road, La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robin L. Ferren, Grantor, conveys and warrants to Sean Patrick Magnuson and Julia Dawn Magnuson, 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:

The S1/2 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 ONE HUNDRED THIRTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$138,500.00). (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: 7-18-23

Robin L Ferren
Robin L. Ferren

State of OR
County of Lane

This instrument was acknowledged before me on 7/18/2023 by Robin L Ferren.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 8/05/2023

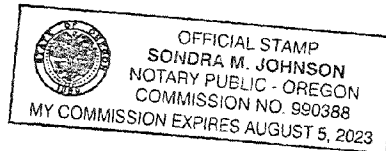


EXHIBIT "A"

Exceptions

Subject to:

1. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the Land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.
2. Potential additional tax liability, due to the removal of the herein described land from special use assessment.
Code No. 051 Account No. 129550 Map No. 2309-012A0-00200

The additional tax will not be levied unless the actual use of the land is changed.
3. Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge
4. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
5. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Grazing Fire Patrol
6. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
7. The provisions contained in Deed,
Recorded: January 8, 1976,
Volume: M76, page 350
8. The provisions contained in Deed,
Recorded: December 23, 1976,
Volume: M76, page 20541