

RECORDING REQUESTED BY:



10151 SE Sunnyside Road, Ste 300
Clackamas, OR 97015

2023-007286

Klamath County, Oregon

08/25/2023 08:27:01 AM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Order No.: 472523003009-LC

Mitchell Lee Tharaldson and Pamela Rae Tharaldson,
trustees of the Mitchell Lee Tharaldson and Pamela Rae
Tharaldson Revocable Trust
2225 Chardonnay Lane
Paso Robles, CA 93446

SEND TAX STATEMENTS TO:

Mitchell Lee Tharaldson and Pamela Rae Tharaldson,
trustees of the Mitchell Lee Tharaldson and Pamela Rae
Tharaldson Revocable Trust
2225 Chardonnay Lane
Paso Robles, CA 93446

APN: 71460

Vacant Land 71460, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John T. Norton and Carol A. Norton, Grantor, conveys and warrants to Mitchell Lee Tharaldson and Pamela Rae Tharaldson, trustees of the Mitchell Lee Tharaldson and Pamela Rae Tharaldson Revocable Trust, 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 15, Block 2 in TRACT 1034, LAKEWOODS SUB. UNIT NO. 1, 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 THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$35,000.00). (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.

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STATUTORY WARRANTY DEED

(continued)

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

Dated: 08/23/2023

John T. Norton
John T. Norton
Carol A. Norton
Carol A. Norton

State of OREGON
County of Jackson

This instrument was acknowledged before me on August 23, 2023 by John T. Norton and Carol A. Norton.

[Signature]
Notary Public - State of Oregon

My Commission Expires: April 27, 2027

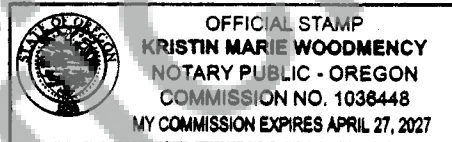


EXHIBIT "A"
Exceptions

Subject to:

1. 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: United States of America
Recorded: May 8, 1962
Instrument No.: Volume 337, Page 294

2. 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: Klamath County
Recorded: April 19, 1970
Instrument No.: Volume M70, Page 2498

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

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

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

6. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,
Recorded: February 27, 2002
Instrument No.: Volume M02, Page 12018

Amended by instrument,
Recorded: August 31, 2015
Instrument No.: 2015-009681

Amended by instrument,
Recorded: September 22, 2022
Instrument No.: 2022-011441

EXHIBIT "A"

Exceptions

7. 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: February 27, 2002
Instrument No.: Volume M02, Page 12035

Amended by instrument,
Recorded: August 31, 2015
Instrument No.: 2015-009680

Amended by instrument,
Recorded: September 22, 2022
Instrument No.: 2022-011440

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

8. 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: United Telephone Company of the Northwest
Recorded: July 2, 2002
Instrument No.: Volume M02, Page 37878
9. Association Declaration for Lakewoods Subdivision Owners Association, Inc., including the terms and provisions thereof,
Recorded: September 22, 2022
Instrument No.: 2022-011449