

60222304091-LL
604469 AM

RECORDING REQUESTED BY:



3007 North Delta Hwy., Ste 206
Eugene, OR 97408

GRANTOR'S NAME:
Burnette Living Trust U/A dated May 13, 2019

GRANTEE'S NAME:
Courtney Thomas Dills and Tara Nicole Kelly

AFTER RECORDING RETURN TO:
Order No.: 60222304091-LL
Courtney Thomas Dills and Tara Nicole Kelly, as tenants by
the entirety
321 Owens Way
Creswell, OR 97426

SEND TAX STATEMENTS TO:
Courtney Thomas Dills and Tara Nicole Kelly
321 Owens Way
Creswell, OR 97426

APN/Parcel ID(s): 165733
Tax/Map ID(s): 2607-001C0-06700
Vacant Land, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Cecil Anthony Burnette as Sole Acting Trustee of the Burnette Living Trust U/A dated May 13, 2019, Grantor, conveys and warrants to Courtney Thomas Dills and Tara Nicole Kelly, 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:

Lot 12, Block 8, Tract 1123, 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 42,500.00. (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: 8/30/23

Burnette Living Trust U/A dated May 13, 2019

BY: Cecil Anthony Burnette
Cecil Anthony Burnette
Sole Acting Trustee

State of Oregon
County of Tane

This instrument was acknowledged before me on 8/30/23 by Cecil Anthony Burnette, as Sole Acting Trustee for Burnette Living Trust U/A dated May 13, 2019.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 7/25/25

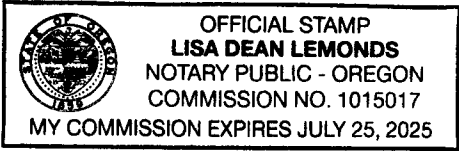


EXHIBIT "A"

Exceptions

Subject to:

1. 6. Taxes assessed under Code No. 253 Account No. 165733 Map No. 2607-001C0-06700. The 2023-2024 Taxes: A lien not yet due or payable.

7. Special Assessment disclosed by the Klamath tax rolls: For: Fire Patrol Surcharge

8. Special Assessment disclosed by the Klamath tax rolls: For: Walker Range Timber

9. Restrictions as shown on the official plat of said Land.

10. 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: May 27, 1966
Volume: M66, page 5568
File No. 604469AM
Page 3

11. Articles of Incorporation of Little Deschutes River Woods Owners Association, including the terms and provisions thereof,
Recorded: March 12, 1973
Volume: M73, page 2591
Amended by instrument,
Recorded: December 6, 1977
Volume: M77, page 23644
Amended by instrument,
Recorded: December 6, 1977
Volume: M77, page 23645
Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Little Deschutes River Woods Homeowner's Association.

12. 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
Recorded: August 22, 1978
Volume: M78, page 18615