

2023-007854
Klamath County, Oregon
09/08/2023 10:15:01 AM
Fee: \$92.00

RECORDING REQUESTED BY:



220 6th Ave SW, Ste 100
Albany, OR 97321

AFTER RECORDING RETURN TO:

Order No.: 471823126897-DH
Daniel Lybarger and Pamela Lybarger
15441 Green Bridge Rd
Jefferson, OR 97352

SEND TAX STATEMENTS TO:

Daniel Lybarger and Pamela Lybarger
15441 Green Bridge Rd
Jefferson, OR 97352

APN/Parcel ID(s): 3107-001A-10100
Lot 12 Block 9 Mt Scott Meadows Subdivision, tract #1027,
Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jim L. Lester and Melanie Lester, Grantor, conveys and warrants to Daniel Lybarger and Pamela Lybarger, Husband and Wife 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 9, TRACT 1027, MT. SCOTT MEADOW, 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 TWELVE THOUSAND AND NO/100 DOLLARS (\$12,000.00). (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.

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

Dated: September 5, 2023

Jim Lester
Jim L. Lester

Melanie Lester
Melanie Lester

State of Oregon
County of Lane

This instrument was acknowledged before me on 9.5.23 by Jim L. Lester and Melanie Lester.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 1.12.25



EXHIBIT "A"
Exceptions

Subject to:

Taxes assessed under Code No. 072 Account No. 81002 Map No. 3107-001D0-02500
The 2023-2024 Taxes: A lien not yet due or payable

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

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

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

Restrictions as shown on the official plat of said land

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

Easements as shown on the official plat of said land.

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., a cooperative corporation

Recorded: June 19, 1973

Volume: M73, page 7668

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., a cooperative corporation

Recorded: June 19, 1973

Volume: M73, page 7669

Articles of Mt. Scott Meadows also known as Mt. Scott Pines Homeowner's Association, including the terms and provisions thereof,

Recorded: July 9, 1973

Instrument No.: M73, page 8718

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

Volume: M73, page 8724

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

AFFIDAVIT CONFIRMING PRIOR DEED
(COPY OF DEED MUST BE ATTACHED)

Re: AmeriTitle, LLC and its underwriter (the Title Company)
Commitment for Title Order Number: 604767AM

Property address: NKA Scott View Dr, Chiloquin, OR 97624

The undersigned, being first duly sworn, each for himself and herself, deposes and makes the following statements relating to the attached deed recorded [Enter Data] under recording number [Enter Data] from [Enter Data], as grantor, to [Enter Data] as grantee, of the property located at the above address and described in the attached copy of said deed (hereinafter the "Property").

1. The undersigned is/are the parties who executed the attached deed.
2. The attached deed was intended to and did convey all of the undersigned's interest in the Property, and was not given for security purposes or intended to be a mortgage.
3. The deed is valid and in full force.
4. The undersigned have not retained any rights to the Property.
5. The consideration paid for the attached deed was appropriate and adequate.

The purpose of the affidavit is to induce the above referenced Title Company to insure a future transaction in reliance on the effectiveness of the attached deed.

DATED September 5, 2023

Jim Lester
[print/type Name of signer]

Melanie Lester
[print/type Name of signer]

*** This affidavit must be executed in front of a notary public approved by the title company.

STATE OF Oregon

COUNTY OF Lane

ss.

On this 5 day of September, 2023, before me, a Notary Public in and for said state, personally appeared Jim L. Lester + Melanie Lester, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for State of Oregon
Residing at: Lane co
Commission Expires: 1-12-25

