

RECORDING REQUESTED BY:



2310 NW Everett St., Ste 200
Portland, OR 97210

GRANTOR'S NAME:

Lars Granstrom and Ana Granstrom

GRANTEE'S NAME:

Nathan Auxier

AFTER RECORDING RETURN TO:

Order No.: 472523003164KC
Nathan Auxier
1555 NE 3rd St. Ste B-4 135
Prineville, OR 97754

SEND TAX STATEMENTS TO:

Nathan Auxier
1555 NE 3rd St. Ste B-4 135
Prineville, OR 97754

APN/Parcel ID(s): 349386
Tax/Map ID(s): R-3611-009B0-04900-000
Vacant Land, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Amerititle 604842AM

STATUTORY WARRANTY DEED

Lars Granstrom and Ana Granstrom, as tenants by the entirety, Grantor, conveys and warrants to Nathan Auxier, 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 7, Block 76, NIMROD RIVER PARK 7TH ADDITION, 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 TWENTY-THREE THOUSAND NINETY-SIX AND NO/100 DOLLARS (\$23,096.00). (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: 9-8-2023

[Signature]

Lars Granstrom

[Signature]

Ana Granstrom

State of Oregon

County of Multnomah

This instrument was acknowledged before me on 9-8-2023 by Lars Granstrom and Ana Granstrom.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 10-26-2024

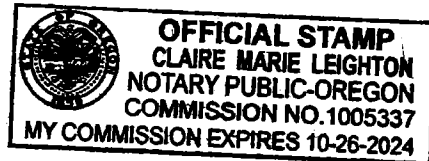


EXHIBIT "A"
Exceptions

Subject to:

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

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

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

The property lies within and is subject to the levies and assessments of the Nimrod River Park Road District.

Restrictions as shown on the official plat of said land.
Public utilities as shown on the official plat of said land.
Building setback as shown on the official plat of said land.

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 17, 1969

Instrument No.: M69, page 1273