

RECORDING REQUESTED BY:


1777 SW Chandler Ave., Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0254591-TM
Michael Hill
138715 Nob Hill
Gilchrist, OR 97737

SEND TAX STATEMENTS TO:

Michael Hill
138715 Nob Hill
Gilchrist, OR 97737

APN: 881607
Map: 2409-020BC-02000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jennifer Wintering, Grantor, conveys and warrants to **Michael Hill**, 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 116, TRACT 1318 - GILCHRIST TOWNSITE, 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 THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS **(\$360,000.00)**. (See ORS 93.030).

STATUTORY WARRANTY DEED

(continued)

Subject to:

Taxes assessed under Code No. 103 Account No. 881607 Map No. 2409-020BC-02000 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: Walker Range Timber Fire Patrol

Restrictions 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: United States of America Recorded: November 25, 1925

Instrument No.: Volume 32, Page 619

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: Pacific Telephone and Telegraph Company Recorded: August 29, 1929 Book: 87, Page: 634

Agreement, including the terms and provisions thereof, Dated: August 12, 1943 Recorded: October 25, 1943 Book: 159, Page: 300, Deed Records Between: Gilchrist Timber Company And: The Shevlin-Hixon Company Amended by Assignment, including the terms and provisions thereof, Recorded: March 12, 1951 Book: 245, Page: 590, Deed Records Amended by Modification of Agreement, including the terms and provisions thereof, Recorded: February 29, 1952 Book: 253, Page: 222, Deed Records Amended by Assignment and Agreement, including the terms and provisions thereof, Recorded: February 9, 1987 Book: M87, Page: 2089

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: Cascade Natural Gas Corporation Recorded: September 13, 1962 Book: 340, Page: 224

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: Pacific Northwest Bell Telephone Company Recorded: August 1, 1972 Book: M72, page 8484

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: Cascade Natural Gas Corporation Recorded: June 17, 1988 Book: M88, page 9373

Conditions, restrictions and easements as shown on the Land Partition 52-91.

Agreement, including the terms and provisions thereof, Dated: March 4, 1988 Recorded: September 17, 1991 Book: M91, Page: 18726 Between: Gilchrist Timber Company And: Country Cablevision, LTD

Water System Agreement and Easement, including the terms and provisions thereof, Recorded: October 4, 1991 Book: M91, Page: 20345 Amended by Assignment of Easement, including the terms and provisions thereof, Recorded: September 24, 1999 Book: M99, Page: 38075 Amended by Assignment of Easements and Agreements, including the terms and provisions thereof, Recorded: September 24, 1999 Book: M99, Page: 38078 Amended by Assignment of Easements and Agreements, including the terms and provisions thereof, Recorded: October 5, 1999 Book: M99, Page: 39660 Amended by Assignment of Easement, including the terms and provisions thereof, Recorded: October 5, 1999 Book: M99, Page: 39664

STATUTORY WARRANTY DEED

(continued)

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument: Recorded: October 4, 1991 Book: M91, Page: 20370

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: Telephone Utilities of Eastern Oregon dba PTI Communications Recorded: August 15, 1996 Book: M96, page 25105

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: November 27, 1996 Book: M96, Page: 37354 Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Gilchrist Homeowner's Association.

Covenant, including the terms and provisions thereof, Recorded: December 3, 1997 Volume: M97, page 39409

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: 9/12/2023

Jennifer Wintering
Jennifer Wintering

State of COLORADO
County of Adams

This instrument was acknowledged before me on September 12, 2023 by Jennifer Wintering.

Audrey Gent
Notary Public - State of Colorado

My Commission Expires: 3-22-2025

