

RECORDING REQUESTED BY:



497 Oakway Road, Suite 340  
Eugene, OR 97401

AFTER RECORDING RETURN TO:

Order No.: WT0255127-TS  
Kailee Nicole Kemp  
58125 Joshua Drive  
Yucca Valley, CA 92284

SEND TAX STATEMENTS TO:

Kailee Nicole Kemp  
58125 Joshua Drive  
Yucca Valley, CA 92284

2023-008516

Klamath County, Oregon

09/29/2023 01:32:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Josh Dunar and Melinda Dunar, Grantor, conveys and warrants to Kailee Nicole Kemp, 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 in Block 5 of Plat No. 1204, Little River Ranch, 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 THREE HUNDRED EIGHTY-NINE THOUSAND NINE HUNDRED NINETY-NINE AND NO/100 DOLLARS (\$389,999.00). (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:

9/26/23

Josh Dunar  
Josh Dunar

Melinda Dunar  
Melinda Dunar

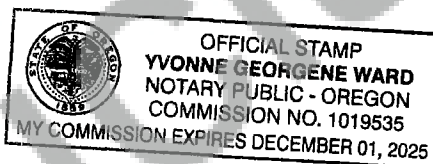
State of OREGON

County of Deschutes

This instrument was acknowledged before me on 9/26/2023 by Josh Dunar and Melinda Dunar.

Yvonne Georgene Ward  
Notary Public - State of Oregon

My Commission Expires: 12/1/2025



**EXHIBIT "A"**  
**Exceptions**

**Subject to:**

1. The 2023-2024 Taxes: A lien not yet due or payable.
2. Special Assessment disclosed by the Klamath tax rolls: For: Walker Range Timber
3. Special Assessment disclosed by the Klamath tax rolls: For: Manufacture Home Fee
4. The Land, as defined in the policy to be issued, does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration. ID Number 309626.
5. 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: Fred L. Mahn, his heirs and assigns Recorded: July 31, 1963 Volume: 347, page 76.  
Effect, if any, of an Easement Termination. Recorded: July 25, 2002 Volume: M02, page 41920
6. Reservations, restrictions, and easements as shown on the official plat of said land.
7. The provisions contained in deed, Recorded: May 28, 1981, Volume: M81, page 9485 As follows:  
See deed for particulars.
8. 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: May 28, 1981 Volume: M81, page 9488  
Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Little River Ranch Homeowner's Association.
9. 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. Recorded: August 23, 1982 Instrument No.: M82, page 10889
10. Agreement RE Line Extensions, including the terms and provisions thereof, Recorded: May 1, 1984 Volume: M84, page 7181
11. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property, Recorded: June 26, 2003 Volume: M03, page 43829