



00320669202300086540020020

10/05/2023 10:22:19 AM

Fee: \$87.00

Grantor:
Katherine Hawes
148617 Ahern Dr.
La Pine, OR 97739

Grantee:
Katherine B. Hawes, Trustee
Katherine B. Hawes Trust
148617 Ahern Dr.
La Pine, OR 97739

WARRANTY DEED

Katherine Hawes, Grantor, conveys and warrants to Katherine B. Hawes, Trustee, or successors in trust, of the Katherine B. Hawes Trust dated October 2, 2023, Grantee, all of her interest in the following described real property situated in Klamath County, State of Oregon:

See Exhibit A attached hereto and incorporated herein by this reference.

This property is subject to all liens, easements, and encumbrances of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.


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.

THE LIABILITY AND OBLIGATIONS OF GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The consideration for this deed is to place real property in a revocable living trust. Under the terms of the trust, upon the resignation, death or disability of the initial trustee, Jessica D. Larson of Rogue River, OR, becomes the trustee.

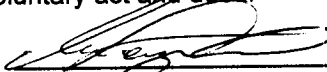
Unless a change is requested, all tax statements shall be sent to above named Grantee at the following address: 148617 Ahern Dr., La Pine, OR 97739

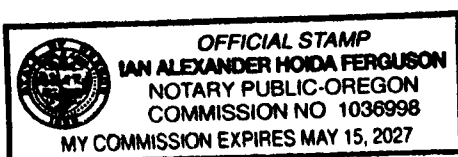
DATED this 2 day of October, 2023.


Katherine Hawes

STATE OF OREGON)
) ss.
County of Deschutes)

On this 2 day of October, 2023, personally appeared the above-named Katherine Hawes and acknowledged the foregoing instrument to be her voluntary act and deed.


Notary Public for Oregon



RECORD AND RETURN TO:

TWO SPRUCE LAW P.C.
204 SE Miller Avenue
Bend, OR 97702

EXHIBIT A

Lot 3 in Block 1 of RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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

The property lies within the boundaries of River Pine Estates Special Road District and is subject to any charges or assessments levied by said District and easements in connection therewith.
(No inquiry has been made)

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: January 2, 1952

Volume: 258, page 425

Walker Basin Canal 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: July 14, 1965

Volume: 363, page 180

Correction of distances for certain lots in River Pine Estates, as evidenced by letter, including the terms and provisions thereof,

Recorded: January 17, 1967

Volume: M67, page 393

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: May 22, 1967

Volume: M67, page 3802

The provisions contained in Warranty Deed,

Recorded: May 27, 1968,

Volume: M68, page 4728

Notification of error on South lot line of the recorded plat of, "River Pine Estates" as evidenced by letter and map including the terms and provisions thereof,

Recorded: September 25, 1968

Volume: M68, page 9079

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: June 29, 1989

Volume: M89, page 11694

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: February 10, 2000

Volume: M00, page 4288

RECORD AND RETURN TO:

TWO SPRUCE LAW P.C.

204 SE Miller Avenue
Bend, OR 97702