

RECORDING REQUESTED BY:



1215 NE Baker Street
McMinnville, OR 97128

GRANTOR'S NAME:
Noah Hamb

GRANTEE'S NAME:
Jon Duncan

AFTER RECORDING RETURN TO:
Order No.: 471823127363-CW
Jon Duncan
5634 Cottage Ave
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Jon Duncan
5634 Cottage Ave
Klamath Falls, OR 97603

APN/Parcel ID(s): R339501
33687 Drews Road, Sprague River, OR 97639

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Noah Hamb, Grantor, conveys and warrants to Jon Duncan, 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 3 in Block 18, SECOND ADDITION TO NIMROD RIVER PARK, 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 ONE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$105,000.00). (See ORS 93.030).

Subject to: See Exhibit "A"

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: Oct 6 2023

Noah Hamb
Noah Hamb

State of Oregon
County of Yamhill

This instrument was acknowledged before me on Oct 6 2023 by Noah Hamb.

Cynthia J Willis
Notary Public - State of Oregon

My Commission Expires: March 9 2026

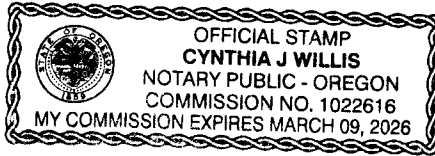


Exhibit "A"

Taxes assessed under Code No. 229 Account No. 339501 Map No. 3611-002C0-06500
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

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.

Easements 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: June 10, 1966

Instrument No.: M66, page 6074

An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:

Granted To: PacifiCorp, an Oregon corporation

Recorded: August 13, 2008

Instrument No.: 2008-011482

Restrictive Covenant, Fire Siting Standards, including the terms and provisions thereof,

Recorded: June 16, 2008

Instrument No.: 2008-008692

According to the available County Assessor's Office records, the Land is purported to have no improvements and/or is non-owner occupied. Upon confirmation that the seller's identity has been verified, the Company may amend this Preliminary Title Report to add, among other things, additional exceptions or requirements.

The Manufactured Structure located on the subject property has been detitled as evidenced by Application to Exempt a Manufactured Structure from Registration and Titling, including the terms and provisions thereof,

Recorded: September 8, 2008

Instrument No.: 2008-012515