

**RECORDING REQUESTED BY:**



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

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0256536-YGW  
Christopher William Sevigny and Jordana Marie Sevigny  
916 5th Street  
Springfield, OR 97477

**SEND TAX STATEMENTS TO:**

Christopher William Sevigny and Jordana Marie Sevigny  
916 5th Street  
Springfield, OR 97477

APN: 354182  
354173  
Map: 3612-03300-02200  
3612-03300-02100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**William S. Chick**, Grantor, conveys and warrants to **Christopher William Sevigny and Jordana Marie Sevigny**, as **tenants in common**, 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:

Parcel One:  
E1/2 SW1/4 SE1/4 Section 33, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel Two:  
W1/2 SW1/4 SE1/4 Section 33, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$44,500.00). (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**

# STATUTORY WARRANTY DEED

(continued)

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: 10/20/23

W.S. Chick  
William S. Chick

State of Arizona  
County of Maricopa

This instrument was acknowledged before me on October 20<sup>th</sup>, 2023 by William S. Chick.

[Signature]  
Notary Public - State of Arizona

My Commission Expires: 12/20/2025



**EXHIBIT "A"**  
Exceptions

**Subject to:**

**SPECIFIC ITEMS AND EXCEPTIONS:**

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Timber

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Grazing

Special Assessment disclosed by the Klamath tax rolls:

For: Fire Patrol Surcharge

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: Telephone Utilities of Eastern Oregon, Inc., an Oregon corporation

Recorded: August 3, 1984

Instrument No.: M84, page 13364

File No. 611122AM

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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: Telephone Utilities of Eastern Oregon, Inc., an Oregon Corporation

Recorded: October 17, 1984

Instrument No.: M84, page 17812

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: Telephone Utilities of Eastern Oregon, Inc., an Oregon Corporation

Recorded: October 17, 1984

Instrument No.: M84, page 17813

The provisions contained in Warranty Deed,

Recorded: January 28, 1991,

Instrument No.: M91, page 1759.

The provisions contained in Warranty Deed,

Recorded: February 25, 1991,

Instrument No.: M91, page 3347.