

RECORDING REQUESTED BY:


Western Title & Escrow

497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

The Alisa Mae Harrison Revocable Trust dated December
22, 2000

GRANTEE'S NAME:

Trevor Hill and KaySea Holland

AFTER RECORDING RETURN TO:

Order No.: WT0255262LSV
Trevor Hill and KaySea Holland
65 Almond Way
Creswell, OR 97426

SEND TAX STATEMENTS TO:

Trevor Hill and KaySea Holland
65 Almond Way
Creswell, OR 97426

APN: 240705
Map: 3507-018AD-04500
34538 Pleasant View Road, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Alisa Mae Harrison, Trustee for The Alisa Mae Harrison Revocable Trust dated December 22, 2000, Grantor, conveys and warrants to Trevor Hill and KaySea Holland, not as tenants in common, but with the rights of survivorship, 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 37, Block 41, Tract 1184, Oregon Shores Unit 2, First Addition, 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 SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00). (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

STATUTORY WARRANTY DEED

(continued)

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: 10-17-2023

The Alisa Mae Harrison Revocable Trust dated December 22, 2000

BY: Alisa Mae Harrison, Trustee
Alisa Mae Harrison
Trustee

State of OREGON

County of Klamath

This instrument was acknowledged before me on October 17, 2023 by Alisa Mae Harrison, as Trustee for The Alisa Mae Harrison Revocable Trust dated December 22, 2000.

Twila Jean Pellegrino
Notary Public - State of Oregon

My Commission Expires: 10-27-2026

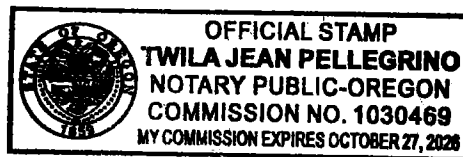


EXHIBIT "A"

Exceptions

Subject to:

Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge

Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Fire Patrol

Restrictions as shown on the official plat of said land.

Building Setbacks as shown on the official plat of said land.

Drainage, Public Utilities and T.V. Easements 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: November 16, 1978
Volume: M78, page 25925

Amended by instrument,
Recorded: April 1, 1996
Volume: M96, page 9087

Re-recorded: May 8, 1996
Volume: M96, page 13083
Amended by instrument,

Recorded: July 14, 1999
Volume: M99, page 28132

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Oregon Shores Recreation Club.

The interest of Oregon Shores Recreational Club, Inc. in and to a certain water system as disclosed by Quitclaim Deed, including the terms and provisions thereof,
Dated: June 28, 1979
Recorded: July 6, 1979
Volume: M79, page 15973

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: August 4, 2003
Volume: M03, page 55205

Amended by instrument,
Recorded: July 6, 2004
Volume: M04, page 43885

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

EXHIBIT "A"
Exceptions

Recorded: August 20, 2004
Volume: M04, page 55422

Amended by instrument,
Recorded: June 29, 2006
Volume: M06, page 13239

Amended by instrument,
Recorded: June 29, 2006
Volume: M06, page 13240

Association Declaration for Oregon Shores, including the terms and provisions thereof, Recorded: December 21, 2022
Instrument No.: 2022-014429