

Amerititle # 61415/AM

RECORDING REQUESTED BY:



497 Oakway Road, Suite 340
Eugene, OR 97401

AFTER RECORDING RETURN TO:

Order No.: WT0257395-TS
Gerald Durbin and Jacqueline Durbin
835 Impala Ave.
Eugene, OR 97404

SEND TAX STATEMENTS TO:

Gerald Durbin and Jacqueline Durbin
835 Impala Ave.
Eugene, OR 97404

APN: 164707

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Brandt Enright and Andrea Enright, Grantor, conveys and warrants to **Gerald Durbin and Jacqueline Durbin, as tenants by the entirety**, 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 5, Block 16, TWO RIVERS NORTH, 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 THREE HUNDRED THOUSAND AND NO/100 DOLLARS **(\$300,000.00)**. (See ORS 93.030).

Subject to:

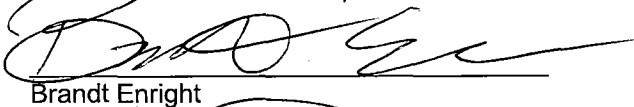
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 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: Dec. 5, 2023.



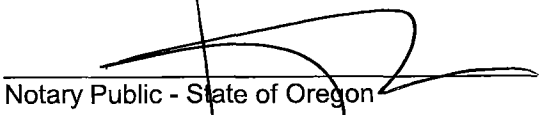
Brandt Enright



Andrea Enright

State of OREGON
County of LANE

This instrument was acknowledged before me on Dec. 5, 2023 by Brandt Enright and Andrea Enright.



Notary Public - State of Oregon

My Commission Expires: 3.14-25

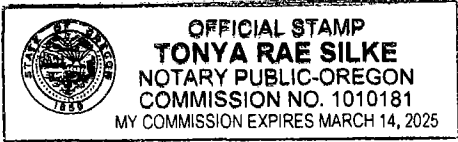


EXHIBIT "A"

Exceptions

Subject to:

- 1. Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge**
- 2. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol**
- 3. The provisions contained in Deed,
Recorded: December 2, 1907,
Volume: 23, page 302**
- 4. Restrictions as shown on the official plat of said land.**
- 5. Building Setback Line as shown on the official plat of said land.**
- 6. Public Utilities Easement as shown on the official plat of said land.**
- 7. 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: April 1, 1986
Volume: M86, page 5349**
- 8. 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 27, 1986
Volume: M86, page 9015**
- 9. The provisions contained in Warranty Deed,
Recorded: September 27, 2002,
Volume: M02, page 54925**