

RECORDING REQUESTED BY:


Western Title & Escrow

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

2024-002947

Klamath County, Oregon

04/18/2024 02:59:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Order No.: WT0260331-AL

Rita S. Swanson

Swanson Joint Trust dated August 23, 2022, and
any Amendments

1227 Yoke Road
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Swanson Joint Trust dated August 23, 2022, and
any Amendments

1227 Yoke Road
La Pine, OR 97739

1227 Yoke Road, La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael L. Campbell and Theora L. Campbell, as tenants by the entirety, Grantor,
conveys and warrants to **Robert L. Swanson and Rita S. Swanson or Successors, as**
Trustees of the Swanson Joint Trust dated August 23, 2022, and any Amendments,
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 1 of Validation Partition Plat LP 39-16 per ORS 92.176, situated in the S1/2
SW1/4 NE1/4 NE1/4 of Section 12 in Township 23 South, Range 9 East of the
Willamette Meridian, Klamath County, Oregon recorded April 18, 2017 in 2017-004055.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED
TEN THOUSAND AND NO/100 DOLLARS **(\$510,000.00)**. (See ORS 93.030).

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/12/24

Michael L. Campbell
Michael L. Campbell

Theora L. Campbell
Theora L. Campbell

State of OREGON

County of Clackamas

This instrument was acknowledged before me on April 12, 2024 by Michael L. Campbell and Theora L. Campbell.

Laura Leigh Boller
Notary Public - State of Oregon

My Commission Expires: 6/29/2024

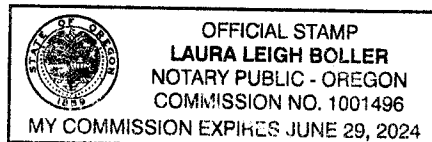


EXHIBIT "A"

Exceptions

Subject to:

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

**7. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol**

8. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

9. 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: Donald T. Fahey and Jeanne I. Fahey; Robert L. Zachery and Vivian Zachery; W.S. Hibberd and Betty J. Hibberd; Lois A. Summers; Stanley S. Tornbom; Robert A. Greene and Patricia L. Greene; Jim L. Traughber and Jeannette K. Traughber; Oliver J. Tornbom and Dora C. Tornbom; L. William Kukar and Suzanne E. Kukar; Gary Gettman and Mary Jo Gettman; Richard G. Gettman; Michael T. Fassett and Deborah Fassett, their heirs, successors and assigns

Recorded: August 18, 1976

Instrument No.: M76, page 12797

10. The provisions contained in Warranty Deed,

Recorded: August 1, 1979,

Instrument No.: M79, page 18402

As follows: See deed for particulars.

11. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,

Recorded: July 24, 1989

Instrument No.: M89, page 13474