

RECORDING REQUESTED BY:



52 E Airport Rd
Lebanon, OR 97355

AFTER RECORDING RETURN TO:

Order No.: 471824130856-CR
Eric C. Hunt and Vicki L. Hunt
2715 Coker Butte Road
Medford, OR 97504

SEND TAX STATEMENTS TO:

Eric C. Hunt and Vicki L. Hunt
2715 Coker Butte Road
Medford, OR 97504

APN/Parcel ID(s): 166689

2024-003843
Klamath County, Oregon
05/16/2024 08:34:02 AM
Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Rebecca L. Fleming, Trustee, or any successors in trust, under the Rebecca L. Fleming Living Trust u/a/ date January 18, 2013, Grantor, conveys and warrants to Eric C. Hunt and Vicki L. Hunt, 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 11, Block 11 of Tract 1122, 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 TEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$110,500.00). (See ORS 93.030).

After recording
return to Ticor Title
TICOR TITLE
6 32126 AM
471824130856

STATUTORY WARRANTY DEED
(continued)

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

Special Assessment disclosed by the Klamath tax rolls:

For: Walker Range Timber Fire Patrol

Special Assessment disclosed by the Klamath tax rolls:

For: Fire Patrol Surcharge

Reservations contained in Deed, including the terms and provisions thereof,

Recorded: November 4, 1941

Instrument No.: 142-264

Limited access provisions contained in Deed from Ivory Pine, Co to State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State

Highway other than expressly therein provided for shall attach to the abutting property,

Recorded: January 5, 1956

Instrument No.: 280-267

Restrictions as shown on the official of plat said Land.

Easements as shown on the official of platsaid Land.

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

against the subject property,

Recorded: March 12, 1973

Instrument No.: M73-2591

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Little Deschutes River Woods Homeowner's Association.

Amended by instrument,

Recorded: December 21, 1973

Instrument No.: M73-16238

Amended by instrument,

Recorded: December 6, 1977

Instrument No.: M77-23644

Amended by instrument,

Recorded: December 6, 1977

Instrument No.: M77-23645

An easement including the terms and provisions thereof, affecting the portion of the Land and for the

purposes stated therein as set forth in instrument:

Granted To: Midstate Electric Cooperative, Inc.

Recorded: August 22, 1978

Instrument No.: M78-18615

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: May 7, 2024

Rebecca L. Fleming, Trustee, or any successors in trust, under the Rebecca L. Fleming Living Trust u/a/ date January 18, 2013

BY: Rebecca L. Fleming
Rebecca L. Fleming
Trustee

State of Washington
County of Snohomish

This instrument was acknowledged before me on 05/07/2024 by Rebecca L. Fleming, Trustee, or any successors in trust, under the Rebecca L. Fleming Living Trust u/a/ date January 18, 2013.

Jennie L. Andrews
Notary Public - State of ~~Oregon~~ Washington
Jennie L. Andrews
My Commission Expires: 03/08/2028
Resides in Island County

