

RECORDING REQUESTED BY:



52 E Airport Rd
Lebanon, OR 97355

GRANTOR'S NAME:

J. Cory Comstock and Stacey L. Comstock,
Trustees of the Comstock 2015 Family Trust
U/A/D October 9, 2015

GRANTEE'S NAME:

Kyle Heese and Lauren Heese

AFTER RECORDING RETURN TO:

Order No.: 471824131175-CR
Kyle Heese and Lauren Heese
33770 Bond Rd.
Lebanon, OR 97355

SEND TAX STATEMENTS TO:

Kyle Heese and Lauren Heese
33770 Bond Rd.
Lebanon, OR 97355

APN/Parcel ID(s): 165074

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

J. Cory Comstock and Stacey L. Comstock, Trustees of the Comstock 2015 Family Trust U/A/D October 9, 2015, Grantor, conveys and warrants to Kyle Heese and Lauren Heese, 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 9, Block 6, Tract 1069, 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 ONE HUNDRED NINE THOUSAND AND NO/100 DOLLARS (\$109,000.00). (See ORS 93.030).

1. Special Assessment disclosed by the Klamath tax rolls:

For: Walker Range Timber

Amount: \$18.75

2. Special Assessment disclosed by the Klamath tax rolls:

For: Fire Patrol Surcharge

3. Restrictions as shown on the official plat of said Land.

4.0 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: March 12, 1973

Instrument No.: M73, page 2591

Amended by instrument,

After recording return to Tigor Title 634317 AM



471824131175

STATUTORY WARRANTY DEED
(continued)

Recorded: December 6, 1977

Instrument No.: M77, page 23644

Amended by instrument,

Recorded: December 6, 1977

Instrument No.: M77, page 23645

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and

assessments of Little Deschutes River Woods Owner's Association.

5. 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, page 18615

Unofficial Copy

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: May 23, 2024

^{Cory}
J. ~~Cory~~ Comstock and Stacey L. Comstock, Trustees of the Comstock 2015 Family Trust U/A/D October 9, 2015

BY: JCC trustee
J. Cory Comstock
Co-Trustee

BY: [Signature] trustee
Stacey L. Comstock
Co-Trustee

State of Oregon
County of Multnomah

This instrument was acknowledged before me on 5/23/2024 by J. ^{Cory} ~~Cory~~ Comstock and Stacey L. Comstock, Trustees of the Comstock 2015 Family Trust U/A/D October 9, 2015.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 7/5/2024

