

2024-004445

Klamath County, Oregon

06/03/2024 03:59:02 PM

Fee: \$92.00

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

8564 SW Apple Way
Portland, OR 97225

GRANTOR'S NAME:

Rolf Grassauer

GRANTEE'S NAME:

Jair D. Ramirez-Jacinto and Karina A. Ramirez

AFTER RECORDING RETURN TO:

Order No.: 45142404343-GP

Jair D. Ramirez-Jacinto and Karina A. Ramirez
12350 SW 14th St
Beaverton, OR 97005

SEND TAX STATEMENTS TO:

Jair D. Ramirez-Jacinto and Karina A. Ramirez
12350 SW 14th St
Beaverton, OR 97005

APN/Parcel ID(s): 82804

Lot 8 Block 14, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Rolf Grassauer, Grantor, conveys and warrants to **Jair D. Ramirez-Jacinto and Karina A. Ramirez**, 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 8, Block 14 Tract 1027 Mt. Scott Meadows, 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 THIRTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$37,500.00). (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: 6/3/24

Rolf Grassauer
Rolf Grassauer

State of OR
County of Clatsop

This instrument was acknowledged before me on 6/3/24 by Rolf Grassauer.

Shawna Elaine Wood
Notary Public - State of Oregon

My Commission Expires: 5/16/26

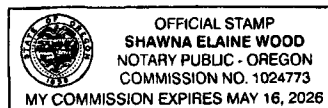


EXHIBIT "A"

Exceptions

Subject to:

1. Restrictions as shown on the official plat of said Land.
2. Building Setbacks as shown on the official plat of said Land.
3. Easements as shown on the official plat of said Land.
4. Articles of Mt. Scott Meadows, also known as Mt. Scott Pines Home Owners Association, including the terms and provisions thereof,
Recorded: July 9, 1973
Instrument No.: Volume M73, Page 8718
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., a cooperative corporation
Recorded: June 19, 1973
Instrument No.: Volume M73, Pages 7668 and 7669
6. 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: July 9, 1973
Instrument No.: Volume M73, Page 8724
Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Mt. Scott Meadows also known as Mt. Scott Pines Homeowner's Association.
7. Reservation of Oil, gas, minerals, or other, including the terms and provisions contained therein.
Recorded: March 21, 1996
Instrument No.: Volume M96, Page 7779
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.