

RECORDING REQUESTED BY:



4949 SW Meadows Rd., Suite 100
Lake Oswego, OR 97035

GRANTOR'S NAME:

Lorraine Vijayakar, as Trustee of the Lorraine
Vijayakar Trust dated September 7, 2023

GRANTEE'S NAME:

Richard D. Jacobs

AFTER RECORDING RETURN TO:

Order No.: 36262401415-AM
Richard D. Jacobs
16985 SW Parrett Mountain Road
Sherwood, OR 97140

SEND TAX STATEMENTS TO:

Richard D. Jacobs
16985 SW Parrett Mountain Road
Sherwood, OR 97140

APN/Parcel ID(s): 793573
141039 Lolah Street, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lorraine Vijayakar, as Trustee of the Lorraine Vijayakar Trust dated September 7, 2023, Grantor, conveys and warrants to Richard D. Jacobs, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$645,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" 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.

RECORDED BY TICOR TITLE 30262401415/635769AM

STATUTORY WARRANTY DEED
(continued)

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

Dated: 7/1/24

Lorraine Vijayakar, as Trustee of the Lorraine Vijayakar Trust dated September 7, 2023

BY: Lorraine Vijayakar
Lorraine Vijayakar
Trustee

State of OR
County of Lane

This instrument was acknowledged before me on 7/1/24 by Lorraine Vijayakar, as Trustee of the Lorraine Vijayakar Trust dated September 7, 2023.

Rashelle Calef
Notary Public - State of Oregon

My Commission Expires: 10/21/24



EXHIBIT "B"
Exceptions

Subject to:

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

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: July 24, 1973
Instrument No.: M73-9530

Restrictions as shown on the official plat of said Land.

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: January 2, 1990
Instrument No.: M90-30
Amended by instrument,
Recorded: January 1, 1998
Instrument No.: M98-37231
Amended by instrument,
Recorded: November 22, 1999
Instrument No.: M99-46338
Amended by instrument,
Recorded: January 23, 2000
Instrument No.: M00-5556
Declaration Adding Land and Amended by instrument,
Recorded: May 17, 2000
Instrument No.: M00-17884

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: November 22, 1999
Instrument No.: M99-46339
Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of the Diamond Summit Road & Utility Association

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: May 3, 2001
Instrument No.: M01-20282
Amended by instrument,
Recorded: August 8, 2005
Instrument No.: M05-61348

EXHIBIT "B"
Exceptions

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2024/25.

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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 37 in Block 5 of TRACT 1119, LEISURE WOODS UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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