

**RECORDING REQUESTED BY:**

  
**Western** Title & Escrow

2365 NW Kline Street, Suite 201  
Roseburg, OR 97471

**GRANTOR'S NAME:**

Steven Doyle Greene

**GRANTEE'S NAME:**

Rick Pewonka

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0263693-MB

Rick Pewonka

PO Box 944

McMinnville, OR 97128

**SEND TAX STATEMENTS TO:**

Rick Pewonka

PO Box 944

McMinnville, OR 97128

APN:82788

Map: 3107-012A0-0800

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**STATUTORY WARRANTY DEED**

**Steven Doyle Greene**, Grantor, conveys and warrants to **Rick Pewonka**, 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:

Block 22, Lot 1, in Mt. Scott Meadows Subdivision, Tract No. 1027, in the County of Klamath State of Oregon, as per map recorded in the office of the Country Recorder of said County

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THIRTY-EIGHT THOUSAND AND NO/100 DOLLARS **(\$38,000.00)**. (See ORS 93.030).

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: 7/2/24

[Signature]  
Steven Doyle Greene

State of OREGON

County of Douglas

This instrument was acknowledged before me on 7/2/24 by Steven Doyle Greene.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 9/15/25

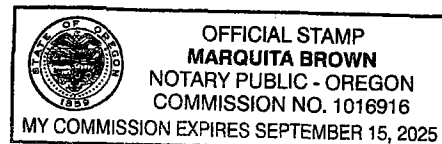


Exhibit "B".

**Order No.:** WT0263693

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath County Timber

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.: M73, page 7668

Recorded: June 19, 1973

Instrument No.: M73, page 7669

Restrictions as shown on the official plat of said Land.

Articles of Mt. Scott Meadows, also known as Mt Scot Pines Home Owners Associati, including the terms and provisions thereof,

Recorded: July 9, 1973

Instrument No.: M73, page 8718

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.: 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.

Reservation of Oil, gas, minerals, or other minerals, including the terms and provisions contained therein, in deed.

Recorded: December 19, 1991

Instrument No.: M91, page 26437

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.