

RECORDING REQUESTED BY:



1777 SW Chandler Ave., Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0263217-AL
Shannon Van Der Bosch and Paul Van Der Bosch
1927 Checkrein Lane
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Shannon Van Der Bosch and Paul Van Der Bosch
1927 Checkrein Lane
La Pine, OR 97739

APN: 128748
Map: 2309-001C0-06800
1927 Checkrein Lane, La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jerry L. Hinkle and Karen L. Hinkle, as tenants by the entirety, Grantor, conveys and warrants to **Shannon Van Der Bosch and Paul Van Der Bosch, 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 21 in Block 6, SECOND ADDITION TO WAGON TRAILS ACREAGES NUMBER ONE, 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 FIVE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS **(\$575,000.00)**. (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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: July 8, 2024

Jerry L. Hinkle
Jerry L. Hinkle

Karen L. Hinkle
Karen L. Hinkle

State of OR
County of Deschutes

This instrument was acknowledged before me on July 8, 2024 by Jerry L. Hinkle and Karen L. Hinkle.

[Signature]
Notary Public - State of Oregon

My Commission Expires: Jun. 13, 2025

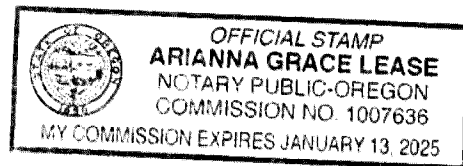


EXHIBIT "A"
Exceptions

Subject to:

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 2024-2025.

EXHIBIT "A"

Exceptions

6. Special Assessment disclosed by the Klamath tax rolls:

For: Fire Patrol Surcharge

7. Special Assessment disclosed by the Klamath tax rolls:

For: Walker Range Timber Fire Patrol

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

9. Public Utility Easement as shown on the official plat of said Land.

10. 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: August 30, 1972

Instrument No.:M72-9766

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Wagon Trail Ranch Homeowner's Association.

Amended by instrument,

Recorded: July 30, 1975

Instrument No.: M75-8741

Amended by instrument,

Recorded: January 5, 1977

Instrument No.: M77-207

Amended by instrument,

Recorded: January 5, 1977

Instrument No.: M77-210

11. 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: August 23, 1982

Instrument No.: M82-10887