

RECORDING REQUESTED BY:



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

2024-005992

Klamath County, Oregon

07/12/2024 09:08:02 AM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Order No.: WT0263913-AL

Paul E. Louis
3220 NE Zimri Drive
Newberg, OR 97132

SEND TAX STATEMENTS TO:

Paul E. Louis
3220 NE Zimri Drive
Newberg, OR 97132

APN: 128784

128775

Map: TL#2309-001C0-06400

TL#2309-001C0-06500

2053 Checkrein Lane, La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Thomas J. Kline and Barbara L. Kline, Trustees of the Kline Family Trust dated October 11, 2016, or to such Successor Trustees, Grantor, conveys and warrants to **Paul E. Louis**, 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:

Lots 24 and 25 in Block 6, Wagon Trail Acreages Number One Second Addition,
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 SEVEN
HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (**\$750,000.00**). (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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: July 9, 2014

Kline Family Trust dated October 11, 2016, or to such Successor Trustees

BY: Thomas J. Kline
Thomas J. Kline
Trustee

BY: Barbara L. Kline
Barbara L. Kline
Trustee

State of OREGON
County of Deschutes

This instrument was acknowledged before me on July 9, 2014 by Thomas J. Kline and Barbara L. Kline, Trustees of the Kline Family Trust dated October 11, 2016, or to such Successor Trustees.

[Signature]
Notary Public - State of Oregon

My Commission Expires: Jan-13, 2015

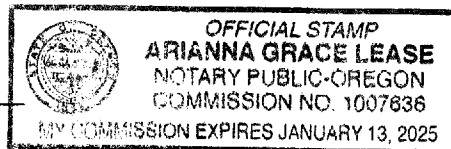


EXHIBIT "A"

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 2024-2025.

Special Assessment disclosed by the Klamath tax rolls:

For: Fire Patrol Surcharge

Special Assessment disclosed by the Klamath tax rolls:

For: Walker Range Timber

Restrictions as shown on the official of plat said Land

Public Utility Easement 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: 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

Assignment of Declarant Rights, subject to the terms and provisions thereof;

Recorded: August 31, 2023

Instrument: 2023-007493

The provisions contained in Deed,

Recorded: June 4, 1979

Instrument No.: M79, page 12966