

RECORDING REQUESTED BY:



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

2024-007462

Klamath County, Oregon

08/27/2024 10:23:02 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Order No.: WT0265390-YGW

Mary C. Armstrong
5448 Shalynn Drive
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Mary C. Armstrong
5448 Shalynn Drive
Klamath Falls, OR 97603

APN:895688
Map: 3809-035DA-03800

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ryan Fred, Grantor, conveys and warrants to **Mary C. Armstrong, a single woman**, 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 19, Tract 1488-Partridge Hill-Phase 1, 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 THREE HUNDRED SIXTY-NINE THOUSAND AND NO/100 DOLLARS **(\$369,000.00)**. (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: 8/26/24

Ryan Fred
Ryan Fred

State of OREGON

County of Deschutes

This instrument was acknowledged before me on 8/26/24 by Ryan Fred.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/1/2025

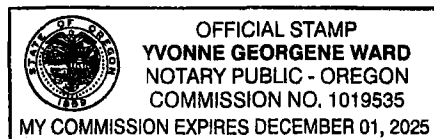


EXHIBIT "A"

Exceptions

Subject to: SPECIFIC ITEMS AND EXCEPTIONS:

Taxes assessed under Code No. 062 Account No. 895688 Map No. 3809-035DA-03800 The 2024-2025 Taxes: A lien not yet due or payable.

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath County Drainage

The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or

assessments levied by said District and easements in connection therewith.

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:

Recorded: June 3, 1935

Book: 100, Page: 545

Agreement, including the terms and provisions thereof,

Dated: March 22, 1985

Recorded: March 25, 1985

Volume: M85, page 4377

Between: Robin M. Hawkins and Kathryn L. Hawkins

And: John L. Lundberg

Consent to Annexation, including the terms and provisions thereof,

Recorded: August 31, 2006

Instrument No.: 2006-017546

Restrictions as shown on the official plat of said land.

Easements as shown on the official plat of said land

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: July 1, 2008

Instrument No.: 2008-009589

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 1, 2008

Instrument No.: 2008-009590

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Partridge Hill Homeowner's Association

City of Klamath Falls, Subdivision Development Agreement, including the terms and provisions thereof,

Recorded: July 23, 2008

Instrument No.: 2008-010520