

2024-008359

Klamath County, Oregon

09/24/2024 02:34:03 PM

Fee: \$97.00

RECORDING REQUESTED BY:



497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

Luis A. Jimenez-Cardenas and Janaya J. Story

GRANTEE'S NAME:

Travis L. Davis

AFTER RECORDING RETURN TO:

Order No.: WT0265939-TBS

Tera Schmeling

Western Title & Escrow Company

497 Oakway Road, Suite 340

Eugene, OR 97401

SEND TAX STATEMENTS TO:

Travis L. Davis

5461 Winterfield Way

Klamath Falls, OR 97603

APN: 894198

Map: 3909-014AA-04500

5461 Winterfield Way, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Luis A. Jimenez-Cardenas and Janaya J. Story, as tenants by the entirety, Grantor, conveys and warrants to **Travis L. Davis**, 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 36, Tract No. 1456, Summerfield Residential Community, 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 TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS **(\$250,000.00)**. (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: 9.18.24


Luis A. Jimenez-Cardenas


Janaya J. Story

State of OREGON
County of Klamath

This instrument was acknowledged before me on 18 September 2024 by Luis A. Jimenez-Cardenas and Janaya J. Story.


Notary Public - State of Oregon

My Commission Expires: 2/26/2027

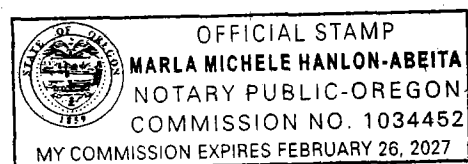


EXHIBIT "A"

Exceptions

Subject to: SPECIFIC ITEMS AND EXCEPTIONS:

The 2024-2025 Taxes: A lien not yet due or payable.

**Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Drainage District**

**Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
(No inquiry has been made)**

**Agreement for Release of Water and Drainage Rights, including the terms and provisions thereof,
Recorded: January 19, 2006
Instrument No.: Volume M06, Page**

Restrictions as shown on the official plat of said land.

Easements as shown on the official plat of said land.

**Waiver or Remonstrance Agreement, including the terms and provisions thereof,
Recorded: May 8, 2007
Instrument No.: 2007-008277**

**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: June 4, 2007
Instrument No.: 2007-009905
Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Summerfield Residential Homeowner's Association.**

EXHIBIT "A"
Exceptions

**Bylaws, including the terms and provisions thereof and the right to levy certain charges
and assessments
against the subject property,
Recorded: June 4, 2007
Instrument No.: 2007-009906**

Unofficial
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