

Amerititle file #

651948 AM

RECORDING REQUESTED BY:

2024-009287

Klamath County, Oregon

10/24/2024 01:39:01 PM

Fee: \$92.00


Western Title & Escrow

255 SW Coast Highway, Suite 100
Newport, OR 97365

AFTER RECORDING RETURN TO:

Order No.: WT0266984-AMM

Brian Loomis

PO Box 468
Newport, OR 97365

SEND TAX STATEMENTS TO:

Brian Loomis

PO Box 468
Newport, OR 97365

APN: 165083

165092

Map: 2607-001C0-02400

2607-001C0-02300

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Martha E. Hartsel, Trustee of The Hartsel Family Trust, Grantor, conveys and warrants to **Brian Loomis**, 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 10 and 11, Block 6 of Tract 1069, 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: 10-21-2024

The Hartsel Family Trust

BY: [Signature]
Martha E. Hartsel
Trustee

State of OR
County of Deschutes

This instrument was acknowledged before me on 10/21/2024 by Martha E. Hartsel, Trustee of The Hartsel Family Trust

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/1/2025

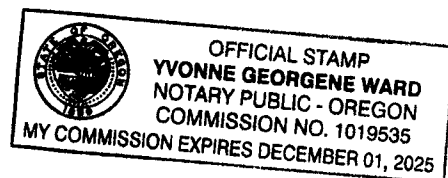


EXHIBIT "A"
Exceptions

Subject to:

Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol

Restrictions as shown on the official plat of said Land.

Building Setbacks as shown on the official plat of said land.

Easements as shown on the official plat of said land.

Articles of Association of Little Deschutes River Woods Owners Association, including the terms and provisions thereof,

Recorded: March 12, 1973

Book: M73, page 2591

Amended: December 6, 1977

Book: M77, Page: 23644

Amended: December 6, 1977

Book: M77, Page: 23645

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and

assessments of Little Deschutes River Woods Owners Association.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the

purposes stated therein as set forth in instrument:

Granted To: Midstate Electric Cooperative, Inc.

Recorded: August 22, 1978

Volume: M78, page 18615