

RECORDING REQUESTED BY:


Western TITLE & ESCROW

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

2025-000844

Klamath County, Oregon

02/07/2025 12:15:02 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Order No.: WT0268955-AL

Tyler J. Larson, Jr.

207 Cedar Street

Brookings, OR 97415

SEND TAX STATEMENTS TO:

Tyler J. Larson, Jr.

207 Cedar Street

Brookings, OR 97415

APN:895439

Map: 2310-016b0-06101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mark McPike and Vickie McPike, Grantor, conveys and warrants to **Tyler J. Larson, Jr.**, 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:

Parcel 2 of Land Partition 3-08, located in the SW1/4 NW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, recorded December 15, 2008 in Volume 2008-016501, Microfilm Records of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS **(\$85,000.00)**. (See ORS 93.030).

Subject to:

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

659595Am

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: 2/3/25

Mark McPike
Mark McPike

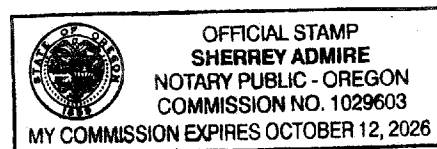
Vickie McPike
Vickie McPike

State of Oregon
County of Washington

This instrument was acknowledged before me on 3 February, 2025 by .

Sherrey Admire
Notary Public - State of Oregon

My Commission Expires: 10-12-2026



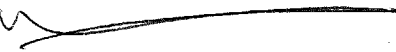
STATUTORY WARRANTY DEED
(continued)

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

Dated: 2/1/25

Mark McPike



Vickie McPike

State of Florida
County of Palm Beach

This instrument was acknowledged before me on February 01, 2025 by .



Notary Public - State of ~~Oregon~~ Florida APV 02/01/2025

My Commission Expires: 10/13/2025

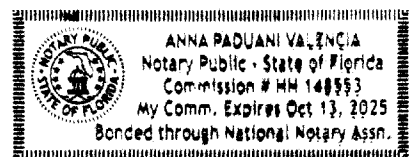


EXHIBIT "A"
Exceptions

Subject to:

**Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber
Amount: \$18.75**

**Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge
Amount: \$0.00**

**The rights of the public in and to that portion of the herein described property
lying within the limits of public
roads, streets or highways.**

**Agreement, including the terms and provisions thereof,
Recorded: April 1, 1986
Volume: M86, page 5319**

**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 8, 1986
Volume: M86, page 14026**

Restrictions as shown on the official plat of said Land.