

2025-001847
Klamath County, Oregon
03/14/2025 01:37:01 PM
Fee: \$92.00

RECORDING REQUESTED BY:



220 6th Ave SW, Ste 100
Albany, OR 97321

AFTER RECORDING RETURN TO:

Order No.: 471824134803-DH

Kawika Sanchez-Weisen
15801 NE 35th Street
Vancouver, WA 98682

SEND TAX STATEMENTS TO:

Kawika Sanchez-Weisen
15801 NE 35th Street
Vancouver, WA 98682

APN/Parcel ID(s): 700851

Tax/Map ID(s): 3407-034A0-04300

Lot 3 Water View Ln, Chiloquin, OR 97604

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Timothy E. Adams and Darci Adams, Grantor, conveys and warrants to **Kawika Sanchez-Weisen**, 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 3 in Block 1 of Tract 1201, Williamson River Pines, 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 TWENTY-ONE THOUSAND AND NO/100 DOLLARS (\$21,000.00). (See ORS 93.030).

STATUTORY WARRANTY DEED
(continued)

assessments against the subject property,
Recorded: January 28, 1982
Instrument No.: M82-1119

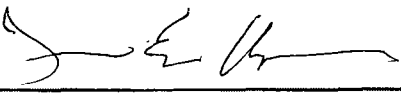
Amended by instrument,
Recorded: November 4, 1987
Instrument No.: M87-19997

Amended by instrument,
Recorded: September 13, 1989
Instrument No.: M89-17271

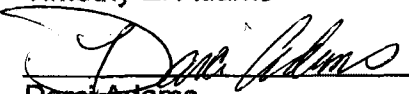
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: 2-14-25




Timothy E. Adams



Darci Adams

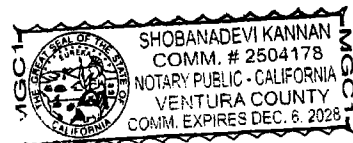
State of California
County of Ventura

This instrument was acknowledged before me on 02/14/2025 by Timothy E. Adams and Darci Adams.



Notary Public - State of California

My Commission Expires: Dec 6th, 2028



STATUTORY WARRANTY DEED
(continued)

Subject to: The property lies within the boundaries of Klamath Lake Timber Fire Patrol and is subject to the statutory powers, including the powers of assessment and easements.

Rights of the public and governmental bodies in and to that portion of the Land now or at any time lying below the high water line of Williamson River, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Williamson River. All matters arising from any shifting in the course of Williamson River including but not limited to accretion, reliction and avulsion.

Pacific Power & Light Company right of way line, Serial # Lakeview 012370, approved in 1941 by a transcribed copy of map and letter approving right of way August 1, 1925 "F" as of July 24, 1925 as shown on the official plat of said Land.

The provisions contained in Patent,
Recorded: March 25, 1946,
Instrument No.: 288-1.

As follows: "Reservations of all subsurface rights, except water, to the Heirs of Elizabeth Hill, their heirs and assigns, under the terms approved by the Secretary of the Interior, March 25, 1946, pursuant to said Act." (Affects all of Government Lot 2 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon)

Restrictions as shown on the official plat of said Land.
Easements 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: January 28, 1982
Instrument No.: M82-1114

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Williamson River Pines Owner's Association.

Amended by instrument,
Recorded: November 4, 1987
Instrument No.: M87-19992

Amended by instrument,
Recorded: November 4, 1987
Instrument No.: M87-1997

Amended by instrument,
Recorded: September 13, 1989
Instrument No.: M89-17274

Amended by instrument,
Recorded: September 13, 1989
Instrument No.: M89-17271

Amended by instrument,
Recorded: September 13, 1989
Instrument No.: M89-25208

Bylaws, including the terms and provisions thereof and the right to levy certain charges and