

Amer. title 669354 Am Fidelity National Title # 60222500644-LL

2025-002444
Klamath County, Oregon
04/04/2025 01:00:01 PM
Fee: \$92.00

RECORDING REQUESTED BY:



3007 North Delta Hwy., Ste 206
Eugene, OR 97408

GRANTOR'S NAME:

Clifford G. Gates and Cheryl L. Gates

GRANTEE'S NAME:

Curtis Dean Jones and Jennifer Lynn Jones

AFTER RECORDING RETURN TO:

Order No.: 60222500644-LL
Curtis Dean Jones and Jennifer Lynn Jones, as
tenants by the entirety
25477 Highway 36
Cheshire, OR 97419

SEND TAX STATEMENTS TO:

Curtis Dean Jones and Jennifer Lynn Jones
25477 Highway 36
Cheshire, OR 97419

APN/Parcel ID(s): 886961
Tax/Map ID(s): 2407007A008900
141757 Emerald Meadows Way, Crescent Lake
Junction, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Clifford G. Gates and Cheryl L. Gates, Grantor, conveys and warrants to Curtis Dean Jones and Jennifer Lynn Jones, as tenants by the entirety, 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 14 in DIAMOND PEAKS, TRACT NO. 1355, 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 SEVEN HUNDRED THOUSAND AND NO/100 DOLLARS (\$700,000.00). (See ORS 93.030).

SEE ATTACHED EXHIBIT "A"

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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: 03/28/25

Clifford G. Gates
Clifford G. Gates

Cheryl L. Gates
Cheryl L. Gates

State of Oregon
County of Lane

This instrument was acknowledged before me on 3/28/25 - by Cheryl L. Gates and Clifford G. Gates.

[Signature]
Notary Public - State of Oregon

My Commission Expires: _____

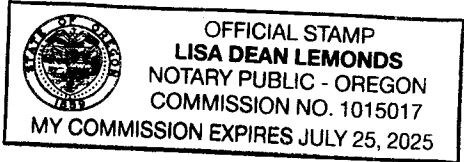


EXHIBIT "A"

Conditional Use Permit No. 10-99, including the terms and provisions thereof, Recorded: April 29, 1999 Instrument No.: Volume M99, Page 16122

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: February 12, 2002 Instrument No.: Volume M02, Page 8514 Re-recorded: June 20, 2003 Instrument No.: Volume M03, Page 42377 File No. 669354AM Page 3 (exception 11 continued) Amended by instrument, Recorded: May 3, 2004 Instrument No.: Volume M04, Page 26900 Amended by instrument, Recorded: November 15, 2019 Instrument No.: 2019-013346 Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of The Diamond Peaks Tract #1355 Homeowner's 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., a cooperative corporation Recorded: August 8, 2005 Instrument No.: Volume M05, Page 61348

Domestic Water Well Agreement and Easement, including the terms and provisions thereof, Recorded: November 25, 2009 Instrument No.: 2009-015102

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property, Recorded: September 26, 2011 Instrument No.: 2011-010749