

2025-003167

Klamath County, Oregon

04/29/2025 02:24:02 PM

Fee: \$92.00

RECORDING REQUESTED BY:


Western TITLE & ESCROW

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

AFTER RECORDING RETURN TO:

Order No.: WT0266795-AL

Anthony W. Turner and Bettina Jane Turner
149703 Midstate Road
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Anthony W. Turner and Bettina Jane Turner
149703 Midstate Road
La Pine, OR 97739

APN: 136025

Map: 2310016AO03300

149703 Midstate Road, La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joy M. Wadsworth, Grantor, conveys and warrants to **Anthony W. Turner and Bettina Jane Turner, 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 5 in Block 2 of ANTELOPE MEADOWS, 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 FOUR HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS **(\$485,000.00)**. (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: 4-23-25

Joy M. Wadsworth
Joy M. Wadsworth

State of Oregon
County of Deschutes

This instrument was acknowledged before me on 4-23-2025 by Joy M. Wadsworth.

Tina Sue Austin
Notary Public - State of Oregon

My Commission Expires: 8-25-2026

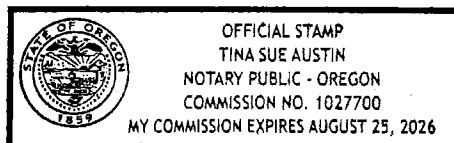


EXHIBIT "A"
Exceptions

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**

**Special Assessment disclosed by the Klamath tax rolls:
For: Antelope Meadows Road District**

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.

**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:
May 3, 2001 Instrument No.: M01, page 20257**