

**RECORDING REQUESTED BY:**



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

**2025-006020**

**Klamath County, Oregon**

07/14/2025 01:34:01 PM

Fee: \$97.00

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0275377-AL

Logan Stonehouse  
140029 Bearskin Road  
Crescent Lake, OR 97733

**SEND TAX STATEMENTS TO:**

Logan Stonehouse  
140029 Bearskin Road  
Crescent Lake, OR 97733

APN: 147371

Map: 2407-018D0-01000

140029 Bearskin Road, Crescent Lake, OR  
97733

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**STATUTORY WARRANTY DEED**

**Laura Griffin**, Grantor, conveys and warrants to **Logan Stonehouse**, 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 2, Block 3, Tract No. 1052, CRESCENT PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed in recorded deed on March 10, 1966 in Volume M66, page 1951, Deed Records of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS **(\$350,000.00)**. (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: 7-1-25

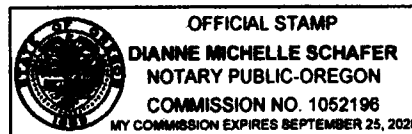
Laura Griffin  
Laura Griffin

State of OREGON  
County of LANE

This instrument was acknowledged before me on July 1, 2025 by Laura Griffin.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 9.25.28



**EXHIBIT "A"**  
**Exceptions**

**Subject to:**

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2025-2026.

**Covenants, conditions, reservations and restrictions as shown on the official plat of said land**

**Building setback line as shown on the official plat of said land.**

**Utility easement as shown on the official plat of said land.**

**Covenants, conditions, easements 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: August 16, 1972**

**Instrument No.: M72, page 9167**

**An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:**

**Granted To: Midstate Electric Cooperative, Inc.**

**Recorded: August 9, 1986**

**Instrument No.: M86, page 14021**

**An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:**

**Granted To: Midstate Electric Cooperative, Inc., a cooperative corporation**

**Recorded: May 14, 2001**

**Instrument No.: M01, page 21905**

**Grant of Easement, including the terms and provisions thereof,**

**Recorded: July 11, 2016**

**Instrument No.: 2016-007254**