

2025-009936

Klamath County, Oregon

11/05/2025 11:43:02 AM

Fee: \$102.00

RECORDING REQUESTED BY:



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

AFTER RECORDING RETURN TO:

Order No.: WT0279875-MB

Tina Marie Ustation and Kenneth Malcolm Wolf
1758 Lariat Court
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Tina Marie Ustation and Kenneth Malcolm Wolf
1758 Lariat Court
La Pine, OR 97739

APN:128221

Map: 2309-001A0-04800

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Tony R. Lusk, Trustee of the Tony R. Lusk Revocable Living Trust, Grantor, conveys and warrants to Tina Marie Ustation and Kenneth Malcolm Wolf, 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 12, Block 5, WAGON TRAIL ACREAGES NO. ONE, FIRST ADDITION, 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 TWO HUNDRED SIXTY-NINE THOUSAND AND NO/100 DOLLARS (\$269,000.00). (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: 11-3-25

Tony R. Lusk Revocable Living Trust

BY: [Signature]
Tony R. Lusk
Trustee

State of OR
County of Clatsop

This instrument was acknowledged before me on 11/3/25 by Tony R. Lusk, Trustee of the Tony R. Lusk Revocable Living Trust

[Signature]
Notary Public - State of Oregon

My Commission Expires: 11/6/26

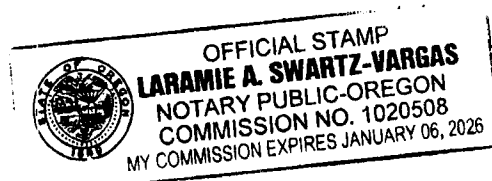


EXHIBIT "A"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

The Land, as defined in the policy to be issued, does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration.
ID Number K-12745.

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
Amount: \$20.00

Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge
Amount: \$50.00

Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

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 30, 1972
Instrument No.: M72, page 9766

Amended by instrument,
Recorded: January 5, 1977
Instrument No.: M77, page 207

Amended by instrument,
Recorded: January 5, 1977
Instrument No.: M77, page 210

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and

EXHIBIT "A"
Exceptions

assessments of Wagon Trail Ranch Homeowner's Association.

All matters as shown on the official plat of said Land.

According to the available County Assessor's Office records, the Land is purported to have no improvements and/or is non-owner occupied. Upon confirmation that the seller's identity has been verified, the Company may amend this Preliminary Title Report to add, among other things, additional exceptions or requirements.

Rights of tenants under existing leases or tenancies.

Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.