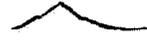


AMT 1036628

2026-000846
Klamath County, Oregon
01/28/2026 10:31:01 AM
Fee: \$102.00

RECORDING REQUESTED BY:


Western Title & Escrow
1777 SW Chandler Ave., Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0280421-YGW
Jesse Henry, a married man
1051 Vine Maple Drive
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Jesse Henry
1051 Vine Maple Drive
Klamath Falls, OR 97601

APN: 893902
Map: 3808-036BD-01500

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Katie Dearing and Tyler Dearing, as tenants by the entirety, Grantor, conveys and warrants to Jesse Henry, a married man, 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 152, Tract 1496, Ridgewater Subdivision Phase 1, 1st Addition, 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 FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00). (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: 1/27/2024

Katie Dearing
Katie Dearing

Tyler Dearing
Tyler Dearing

State of OREGON
County of Klamath

This instrument was acknowledged before me on January 27, 2024 by Katie Dearing and Tyler Dearing.

Emily Jean Coe
Notary Public - State of Oregon

My Commission Expires: 9/8/2029



EXHIBIT "A"
Exceptions

Subject to: SPECIFIC ITEMS AND EXCEPTIONS:

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Timber

Amount: \$20.00

Special Assessment disclosed by the Klamath tax rolls:

For: Fire Patrol Surcharge

Restrictions as shown on the official plat of said land.

Subdivision Development Agreement, including the terms and provisions thereof,

Recorded: August 31, 2006

Instrument No.: 2006-017543

Public utilities 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: September 11, 2006

Instrument No.: 2006-018271

Amended by instrument,

Recorded: September 28, 2006

Instrument No.: 2006-019191

Declaration of Annexation, including the terms and provisions thereof,

Recorded: October 12, 2007

Instrument No.: 2007-017715

Amended by instrument,

Recorded: March 26, 2008

Instrument No.: 2008-004140

Amended by instrument,

Recorded: December 1, 2008

Instrument No.: 2008-015918

Amended by instrument,

Recorded: August 20, 2012

Instrument No.: 2012-009174

Amended by instrument,

Recorded: April 17, 2013

Instrument No.: 2013-004079

Amended by instrument,

Recorded: March 3, 2022

Instrument No.: 2022-002661

Amended by instrument,

Recorded: March 3, 2022

Instrument No.: 2022-002662

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

EXHIBIT "A"
Exceptions

levies and
assessments of Ridgewater Community Association
Bylaws, including the terms and provisions thereof and the right to levy certain charges and
assessments

against the subject property,
Recorded: November 2, 2006
Instrument No.: 2006-022057

An easement including the terms and provisions thereof, affecting the portion of said premises
and for the purposes stated therein as reserved in instrument: Recorded: January 26, 2007
Instrument No.: 2007-001436

Permanent Relocatable Access Easement Agreement, including the terms and provisions
thereof,

Recorded: January 19, 2012
Instrument No.: 2012-000491

Declaration of Wetland Covenants and Restrictions for the Ridgewater PUD, including the
terms and provisions thereof,

Recorded: September 7, 2006
Instrument No.: 2006-018057

Assignment and Assumption of Declarant's Rights, including the terms and provisions thereof,
Recorded: May 18, 2016

Instrument No.: 2016-005242