

RECORDING REQUESTED BY:


Western Title & Escrow

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

2026-004635

Klamath County, Oregon

05/26/2026 02:51:02 PM

Fee: \$102.00

AFTER RECORDING RETURN TO:

Order No.: WT0286179-AL
Nathan David Ehrich
2706 Boone Circle
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Nathan David Ehrich
2706 Boone Circle
La Pine, OR 97739-9206

APN:R-2309-002A0-06300-000
Map: 2309-002A0
R-2309-002A0-06300-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Gary Mandish and Jeanette Mandish, as tenants by the entirety, Grantor, conveys and warrants to **Nathan David Ehrich**, 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 in Block 3 of Tract 1204, LITTLE RIVER RANCH, 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 THREE HUNDRED THIRTY-EIGHT THOUSAND ONE HUNDRED AND NO/100 DOLLARS **(\$338,100.00)**. (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: 5/20/20

[Redacted Signature]

Gary Mandish

[Redacted Signature]

Jeanette Mandish

State of OREGON

County of Deschutes

This instrument was acknowledged before me on 5/20/20 - by Gary Mandish and Jeanette Mandish.

[Redacted Signature]

Notary Public - State of Oregon

My Commission Expires: 3/10/29

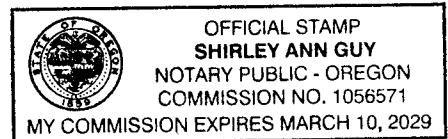


EXHIBIT "A"
Exceptions

Subject to:

**Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge
Amount: \$58.00**

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

Notes as shown on the official plat of said Land.

Public utility easements as shown on the official plat of said Land.

**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:
Recorded: July 31, 1963
Book: 347, Page: 76**

**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: May 28, 1981
Instrument No.: 81-9488
Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Little River Ranch Homeowner's Association.**

**Easement or easements, including the terms and provisions thereof, as contained in instrument,
Recorded: May 28, 1981
Instrument No.: 81-9488**

**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
Recorded: November 18, 1982**

EXHIBIT "A"
Exceptions

Instrument No.: 82-15387

**Agreement, including the terms and provisions thereof,
Recorded: May 1, 1984
Instrument No.: 84-7181**

**Bylaws, including the terms and provisions thereof and the right to levy certain charges
and assessments against the subject property,
Recorded: June 26, 2003
Instrument No.: 03-43829**

Unofficial
Copy