

**RECORDING REQUESTED BY:**



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

Deschutes County Official Records	<b>2022-28995</b>
D-D	<b>07/26/2022 01:49 PM</b>
Stn=11 JS	
\$15.00 \$11.00 \$10.00 \$61.00 \$6.00	<b>\$103.00</b>
I, Steve Dennison, County Clerk for Deschutes County, Oregon, certify that the instrument identified herein was recorded in the Official Records.	
Steve Dennison - County Clerk	

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0241536-DI  
Chandra Bath  
Bath Properties, LLC, an Oregon limited liability company  
21070 Scottsdale Dr  
Bend, OR 97701

**SEND TAX STATEMENTS TO:**

Bath Properties, LLC, an Oregon limited liability company  
21070 Scottsdale Dr  
Bend, OR 97701

APN: 205424  
Map: 221014AB00120  
221014AB00119

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Regan Pollock**, Grantor, conveys and warrants to **Bath Properties, LLC, an Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Deschutes, State of Oregon:

Lots 39 and 58, NEWBERRY BUSINESS PARK, Deschutes County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (**\$130,000.00**). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

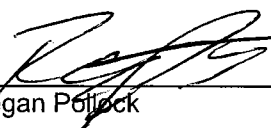
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.**

**STATUTORY WARRANTY DEED**

(continued)

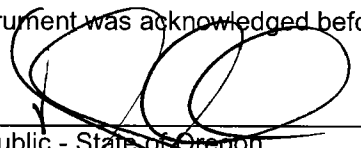
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7/25/22

  
Regan Pollock

State of OREGON  
County of Deschutes

This instrument was acknowledged before me on 7/25/22 by Regan Pollock.

  
Notary Public - State of Oregon

My Commission Expires: 7/14/25



## EXHIBIT "A"

### Exceptions

**Subject to:**

Regulations, levies, liens, assessments, rights of way and easements of La Pine Special Sewer District.

Reservations, easements and rights, as disclosed in instrument,

Recording Date: September 11, 1981

Recording No.: 347-396

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 6, 1993

Recording No: 321-1574

**Liens and assessments, if any, by the Newberry Business Park Owners Committee.**

License (Improvement Agreement), including the terms and provisions thereof,

Recording Date: January 11, 2002

Recording No.: 2002-1911

and Re-Recording Date: January 18, 2002

and Re-Recording No: 2002-3339

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 12, 2002

Recording No: 2002-8641

Amendment(s)/Modification(s) of said covenants, conditions and restrictions,

Recording Date: September 18, 2017

Recording No: 2017-37409

Easements, conditions, restrictions and notes as delineated on the recorded plat.

Public utility easement, as disclosed in instrument,

Recording Date: July 3, 2003

Recording No.: 2003-45055