

**RECORDING REQUESTED BY:**

**Western** Title & Escrow

3469 NW Highway 101  
Lincoln City, OR 97367

**GRANTOR'S NAME:**

Larry L. Fowler

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0213085-CAS  
Jennifer L. Fowler and Keith L. Fowler  
P.O. Box 1154  
Lincoln City, OR 97367

**SEND TAX STATEMENTS TO:**


Jennifer L. Fowler and Keith L. Fowler  
P.O. Box 1154  
Lincoln City, OR 97367

APN: R444527  
Map: 07-11-11-AB-00700-00  
2864 NE Lake Drive, Lincoln City, OR 97367

Lincoln County, Oregon	<b>2021-06041</b>
<b>05/07/2021 03:10:02 PM</b>	Doc=1 Pgs=4 Stn=10
DOC-WD	\$108.00
\$20.00 \$11.00 \$10.00 \$60.00 \$7.00	

I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.

*Dana W. Jenkins*  
Dana W. Jenkins, Lincoln County Clerk



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Larry L. Fowler**, Grantor, conveys and warrants to **Jennifer L. Fowler and Keith L. Fowler**, 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 Lincoln, State of Oregon:

Beginning at the quarter corner between Sections 2 and 11, Township 7 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon; thence East 857.2 feet; thence South 40° 17' East, 350 feet to the true point of beginning of the following described tract; thence South 49° 43' West, 100 feet; thence South 40° 17' East, 39.08 feet to the most Westerly corner of the Calkins tract described in deed recorded December 20, 1961 under Filing No. B-73410, Deed Records; thence North 53° 17' East, 112 feet, more or less, to the shore of Devils Lake; thence Northerly along the shore of Devils Lake, 50 feet, more or less, to a point that is North 49° 43' East, 30 feet, more or less, from the true point of beginning; thence South 49° 43' West, 30 feet, more or less, to the true point of beginning. EXCEPT any portion falling below the mean high water line of Devil's Lake in Lincoln County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (**\$320,000.00**). (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**

**STATUTORY WARRANTY DEED**

(continued)

**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: 5/6/2021

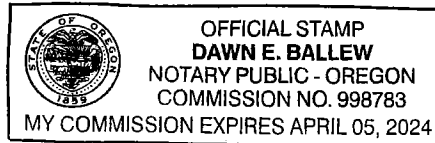
Larry L. Fowler  
Larry L. Fowler

State of OREGON  
County of Lincoln

This instrument was acknowledged before me on May 6, 2021 by Larry L. Fowler.

Dawn E. Ballew  
Notary Public - State of Oregon

My Commission Expires: 4/5/2024



**EXHIBIT "A"**  
Exceptions

**Subject to:**

Regulations, levies, liens, assessments, rights of way and easements of Devils Lake Water Improvement District.

Subject property is either situated within the urban renewal boundaries or within the shared area of the Year 2000 Development Plan, Lincoln City, Oregon, and is subject to the terms and provisions thereof, as outlined by instrument,

Recorded: March 20, 1989

Document No.: Book 202, Page 1261, Lincoln County Records

Amended by instrument,

Recorded: December 8, 1989

Document No.: Book 211, Page 1675, Lincoln County Records

Amended by instrument,

Recorded: September 25, 2014

Document No.: 2014-08573, Lincoln County Records

Amended by instrument,

Recorded: April 23, 2015

Document No.: 2015-03700, Lincoln County Records

Amended by instrument,

Recorded: September 18, 2017

Document No.: 2017-09032, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05371, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05372, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05373, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05374, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document No. : 2018-05376, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document No. : 2018-05380, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document No.: 2018-05382, Lincoln County Records

Recorded: March 11, 2020

Document No.: 2020-02628, Lincoln County Records

Recorded: September 14, 2020

Document No.: 2020-09368, Lincoln County Records

Rights of the public to any portion of the Land lying within the area commonly known as roads and highways.

**EXHIBIT "A"**  
Exceptions

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Devils Lake.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Devils Lake.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Devils Lake.

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: November 2, 1959  
Recording No: Book 204, Page 217

Easement and Covenant Agreement, including the terms and provisions thereof,

Recording Date: November 13, 1991  
Recording No: Book 236, Page 1951  
Between: Randall Neal and Dianna Neal  
And: Glen A. Fowler and Winona Fowler