

'01 APR 12 AM 11:28

mtc 53630
WARRANTY DEED

Vol M01 Page 15410

HOME ADVANTAGE SERVICES, LLC,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

TINA M. REEB AS TO AN UNDIVIDED 50% INTEREST AND KELLY M. BACH AND KATHERINE E. BACH, HUSBAND AND WIFE AS TO AN UNDIVIDED 50% INTEREST ALL AS TENANTS IN COMMON,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 12 IN BLOCK 6 OF TRACT 1119, LEISURE WOODS, UNIT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

2407 007DO 04200 000

KEY NO. 731382

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

1) EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED 7-24-73, VOLUME: M73, PAGE 9530; 2) COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF TRACT NO. 1119 - LEISURE WOODS UNIT; 3) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 1-2-90, VOLUME: M90, PAGE 30, AND AMENDMENT RECORDED 11-10-92, VOLUME: M92, PAGE 26591; 4) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 10-1-98, VOLUME: M98, PAGE 36239, AND AMENDMENT RECORDED VOLUME: M98, PAGE 37231 AND AMENDMENT RECORDED 2-23-00, VOLUME: M00, PAGE 5556, AND AMENDMENT RECORDED 5-17-00, VOLUME M00, PAGE 17884; 5) REGULATIONS AND ASSESSMENTS OF DIAMOND PEAKS ROAD & UTILITY ASSOCIATION AS SET FORTH IN DECLARATION RECORDED 10-1-98, VOLUME: M98, PAGE 36239 ALL IN MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 37,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2939 SW CUSTER ST, PORTLAND, OR 97219

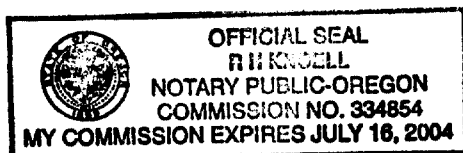
Dated this 11th day of April, 2001.

HOME ADVANTAGE SERVICES, LLC

BY: Joel Gisler
JOEL GISLER, MANAGING MEMBER

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on April 11, 2001 by JOEL GISLER AS THE MANAGING MEMBER OF HOME ADVANTAGE SERVICES LLC.



R. H. Knoll
(Notary Public for Oregon)
My commission expires 7-16-04

ESCROW NO. BT034268RK

Return to:

TINA M. REEB
2939 SW CUSTER ST
PORTLAND, OR 97219

State of Oregon, County of Klamath
Recorded 04/12/01, at 11:28 a. m.
In Vol. M01 Page 15416
Linda Smith,
County Clerk Fee 21.00