



After recording return to:

WILLIAM J. ROGERS  
10935 SE HAPPY VALLEY DRIVE  
PORTLAND, OR 97236

Until a change is requested all tax statements shall be sent to the following address:

WILLIAM J. ROGERS  
10935 SE HAPPY VALLEY DRIVE  
PORTLAND, OR 97236

Escrow No. BT050577RK  
Title No. \_\_\_\_\_

Vol M02 Page 74960

State of Oregon, County of Klamath  
Recorded 12/23/2002 11:06 A m.  
Vol M02, Pg 74960  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

### WARRANTY DEED

DON CANON and LUCINDA CANON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: WILLIAM J. ROGERS and KIRSTEN RIBANSZKY-ROGERS, as tenants by the entirety 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 47 IN BLOCK 3 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.

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) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS, INCLUDING THE POWER OF ASSESSMENT AND EASEMENTS OF WALKER RANGE TIMBER FIRE PATROL; 2) AN EASEMENT RECORDED 7-24-73, VOLUME M73, PAGE 9530; 3) EASEMENTS AS DEDICATED OR DELINEATED ON THE RECORDED PLAT; 4) COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF TRACT NO. 1119 LEISURE WOODS UNIT; 5) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 1-2-90, VOLUME M90, PAGE 30, AND AMENDMENT RECORDED 11-10-02, VOLUME 92, PAGE 26591 AND AMENDMENT RECORDED 5-17-00, VOLUME M00, PAGE 17884; 6) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 2-5-02, VOLUME M02, PAGE 6873; AND 7) DOMESTIC WATER WELL AGREEMENT AND EASEMENT RECORDED 2-5-02, VOLUME 02, PAGE 6884 AND RERECORDED 2-20-02, VOLUME 02, PAGE 9849, 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.

The true and actual consideration for this conveyance is \$ 40,000.00.

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.

Dated this 17 day of Dec, 2002.

Don Canon  
DON CANON  
Lucinda Canon  
LUCINDA CANON

State of Oregon  
County of Jackson

This instrument was acknowledged before me on December 17, 2002 by DON CANON AND LUCINDA CANON.

Judy L. Howe  
Notary Public for Oregon)  
My commission expires 5-24-05

