

00:14:01 M03 Pg 00



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After Recording, Return to:
Patrick K. Boren
22872 Burget Creek Rd.
Philomath OR 97370

State of Oregon, County of Klamath
Recorded 01/10/2003 11:00 a m.
Vol M03 Pg 01802-03
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Until a change is requested, tax statements
shall be sent to the following address:
Patrick K. Boren
22872 Burget Creek Rd.
Philomath OR 9737-

STATUTORY WARRANTY DEED
(Individual)

(Above Space Reserved for Recorder's Use)

BRADLEY A. SOUTHER and ANN M. SOUTHER, as an estate in fee simple as tenants by the
entirety

conveys and warrants to

PATRICK K. BOREN and ELIZABETH L. BOREN, as tenants by the entirety

the following described real property in the State of Oregon and County of Klamath
free of encumbrances, except as specifically set forth herein:

Lot 14, Block 6, TRACT 1119, LEISURE WOODS #2, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

Tax Account Number(s): R9840

This property is free of encumbrances, EXCEPT: SEE ATTACHED EXHIBIT "A", AND
MADE A PART HEREOF BY THIS REFERENCE

The true consideration for this conveyance is \$53,000.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, 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 LAW-
SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 8th day of January, 2003.

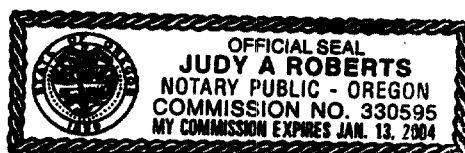
Bradley A. Souther

Ann M. Souther

STATE OF OREGON, COUNTY OF BENTON) ss.

The foregoing instrument was acknowledged before me this 8th day of JANUARY, 2003, by
BRADLEY A. SOUTHER and ANN M. SOUTHER.

Notary Public for Oregon
My Commission Expires: Jan. 13, 2004



Order No.: 40217x

K26-

EXHIBIT "A"**SUBJECT TO:**

1. An easement created by instrument, including the terms and provisions thereof;
Recorded : July 24, 1973 in Volume M73, page 9530, Deed records of Klamath County, Oregon
Favor of : Midstate Electric Cooperative, Inc., a cooperative corporation
For : transmission line
(no exact legal description)
2. Restrictions shown on the recorded plat and contained in the dedication of Leisure Woods Unit # 2, Tract 1119, as follows: "...1) Klamath County building setback requirements; 2) 16 foot wide drainage easements as shown on said plat. 3) 20 foot wide pedestrian & equestrian easement as shown on said plat; 4) 30 foot wide powerline easement as shown on said plat; and 5) 16 foot wide public utility and drainage easement centered on all side and rear lot lines for construction and maintenance of utilities and drainage ditches; 6) a strip of land along Highway 58 dedicated to the Oregon Department of Transportation."
3. Declaration of Conditions and Restrictions for Tract 1119, Leisure Woods Unit 2, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument
Recorded : January 2, 1990 in Volume M90, page 30, Deed records of Klamath County, Oregon

As modified or amended by instrument
Recorded : November 10, 1992 in Volume M92, page 26591, Deed records of Klamath County, Oregon
4. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument
Executed by : American Cash Equities, Inc.
Recorded : October 1, 1998 in Volume M98, page 36239, Deed records of Klamath County, Oregon

As modified or amended by instrument
Recorded : October 9, 1998 in Volume M98, page 37231, Deed records of Klamath County, Oregon
5. Regulations and Assessments of The Diamond Peaks Road & Utility Association, as set forth in Declaration
Recorded : October 1, 1998 in Volume M98, page 36239, Deed records of Klamath County, Oregon