

State of Oregon, County of Klamath

Recorded 02/28/2003 9:19 a m.

Vol M03 Pg 12228-29

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

**STATUTORY WARRANTY DEED**

Tracy Ann Brinkley and Jeff Brinkley  
15781 SW Highpoint Drive  
Sherwood, OR 97140

Grantor,

Steven J. Winegar and Doris C. Winegar, as  
tenants by the entirety

Grantee.

**AFTER RECORDING RETURN TO:**

Doris C. Winegar  
Perry & Winegar  
8050 SW Warm Springs St., Suite 100  
Tualatin, OR 97062

Until a change is requested, send all tax  
statements to:

Steven J. and Doris C. Winegar  
21867 SW Mandan Court  
Tualatin, OR 97062

**STATUTORY WARRANTY DEED**

Tracy Ann Brinkley and Jeff Brinkley, "Grantors," hereby convey and warrant to Steven J. Winegar and Doris C. Winegar, Husband and Wife, as tenants by the entirety, "Grantees," the following described real property, free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to wit:

✓ Lot 44, Block 3, Tract 1119, LEISURE WOODS #2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

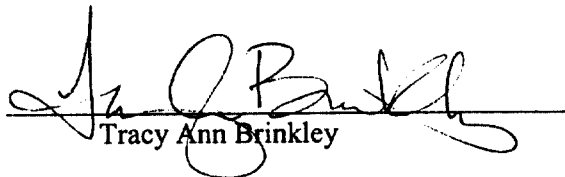
This property is free from encumbrances, EXCEPT: 1) An easement created by instrument, including the terms and provisions thereof, recorded July 24, 1973 in Volume M73 page 9530, Deed Records; 2) Restrictions shown on the recorded plat and contained in the dedication of Leisure Woods Unit #2, Tract 1119; 3) Declaration of Conditions and Restrictions for Tract 1119, Leisure Woods, Unit 2, including the terms and provisions thereof, recorded January 2, 1990 in Volume M90 page 30, Deed Records, and modified by instrument recorded November 10, 1992, in Volume M92 page 26591, Deed Records; 4) Declarations of Conditions and Restrictions, imposed by instrument, including the terms and provisions thereof recorded October 1, 1998 in Volume M98 page 36239, Deed Records, as modified or amended by instrument recorded on February 23, 2000, in Volume M00 page 5556, Deed Records, Amended and restated by instrument recorded February 5, 2002 in Volume M02 page 6873, Deed Records; AND 5) Domestic Water Well Agreement and Easement including the terms and provisions thereof recorded February 5, 2002 in Volume M02 page 6884 and re-recorded February 20, 2002 in Volume M02 page 9849, Deed Records.

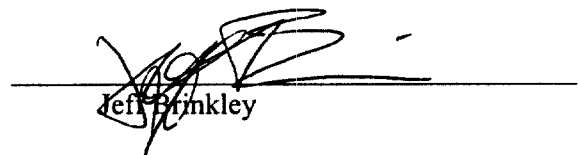
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$43,000.

Dated this 25<sup>th</sup> day of February, 2003.

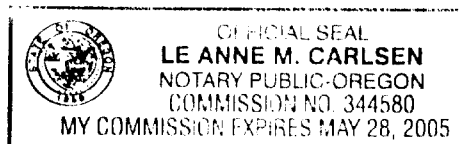
Tracy Ann Brinkley and Jeff Brinkley

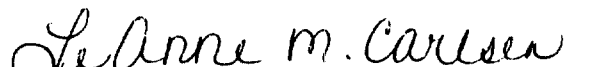
  
Tracy Ann Brinkley

  
Jeff Brinkley

STATE OF OREGON           )  
  ) ss.  
County of Washington    )

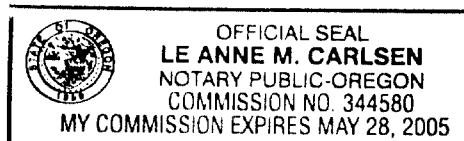
The foregoing instrument was acknowledged before me on February 25, 2003, by Tracy Ann Brinkley

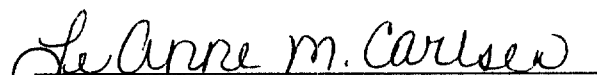


  
Notary Public for Oregon  
My commission expires: 5/28/05

STATE OF OREGON           )  
  ) ss.  
County of Washington    )

The foregoing instrument was acknowledged before me on February 25, 2003, by Jeff Brinkley.



  
Notary Public for Oregon  
My commission expires: 5/28/05