



INTL 60462

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

WAYNE W. BOWERS

53425 BROOKTROUT COURT

LAPINE, OR 97739

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

WAYNE W. BOWERS

53425 BROOKTROUT COURT

LAPINE, OR 97739

Escrow No. BT053498RK

Title No.

Vol M03 Page 18015

State of Oregon, County of Klamath

Recorded 03/25/2003 2:53 p.m.

Vol M03 Pg 18015-16

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'03 MAR 25 PM2:53

## WARRANTY DEED

PATRICK M. GISLER and JOEL T. GISLER,

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

WAYNE W. BOWERS

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 48, BLOCK 2, OF TRACT 1098, SPLIT RAIL RANCHOS, 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) RESERVATIONS AND RESTRICTIONS AS CONTAINED IN DEED  
DATED 7-8-54, RECORDED 7-22-54, VOLUME 268, PAGE 209; 3) RESERVATIONS  
AND RESTRICTIONS AS CONTAINED IN DEDICATION OF TRACT 1098-SPLIT RAIL  
RANCHOS; 4) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 4-1-94, VOL.  
M94, PAGE 9622; 5) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED  
4-14-94, VOLUME M94, PAGE 11266; 6) AN EASEMENT RECORDED 4-26-94, VOLUME  
M94, PAGE 12551; AND 7) A RIGHT OF WAY EASEMENT RECORDED 2-10-00, VOLUME  
M00, PAGE 4330, 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 \$ 15,500.00.

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 20th day of March, 2003.

Patrick M. Gisler  
PATRICK M. GISLER

Joel T. Gisler  
JOEL T. GISLER

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on March 20, 2003 by  
PATRICK M. GISLER AND JOEL T. GISLER.



Kathleen Kirtley  
(Notary Public for Oregon)

My commission expires

5-23-06

26000

State of Oregon

County of DESCHUTESMARCH 20, 2003

Personally appeared the above named PATRICK M. GISLER,  
and acknowledged the foregoing instrument to be HIS voluntary act and  
deed.

WITNESS My hand and official seal.

Kathleen Kirtley  
Notary Public for Oregon  
My Commission expires: 5-23-06

