



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. BT053500RK

Title No. _____

Vol M03 Page 18020

State of Oregon, County of Klamath
Recorded 03/25/2003 2:53 P.m.
Vol M03 Pg 18020
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

'03 MAR 25 PM 2:53

WARRANTY DEED

HOME ADVANTAGE SERVICES, L.L.C., a Nevada limited liability company,
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 47, BLOCK 2, TRACT 1098, SPLIT RAIL RANCHOS, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

2310-035B0-05900-000

KEY #138265

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 4-1-04, VOLUME 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.

HOME ADVANTAGE SERVICES, L.L.C.,
BY: Joel Gisler, MANAGING MEMBER

State of Oregon
County of DESCHUTES



This instrument was acknowledged before me on March 20, 2003 by JOEL
GISLER AS MANAGING MEMBER OF HOME ADVANTAGE SERVICES, L.L.C., A NEVADA limited
liability company.

Kathleen Kirtley
(Notary Public for Oregon)
My commission expires 5-23-06