

03 JUN 10 PM 3:02

WTC-61200

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

BRIAN H. SEXTON

2581 DAVID STREET

JUNEAU, AK 99801

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

BRIAN H. SEXTON

2581 DAVID STREET

JUNEAU, AK 99801

Escrow No. BT055749GC

Title No. _____

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State of Oregon, County of Klamath

Recorded 06/10/2003 3:02 p.m.

Vol M03 Pg 39604

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

PATRICK M. GISLER and JOEL T. GISLER, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRIAN H. SEXTON

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 16, BLOCK 1, 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.**

2310-035AO-0020-000

KEY NO. 137685

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 RESTRICTION IN DEED EXECUTED BY
ROLLIN R COOK AND HELEN E. COOK, HUSBAND AND WIFE, TO HARDY G. HAND AND
BETTY P. HAND, HUSBAND AND WIFE, RECORDED JULY 22, 1954, VOLUME 268 PAGE
209. 3. RESERVATIONS AND RESTRICTIONS IN THE DEDICATION OF TRACT 1098 -
SPLIT RAIL RANCHOS. 4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED
APRIL 1, 1993, VOLUME M94 PAGE 9622. 5. COVENANTS, CONDITIONS AND
RESTRICTIONS RECORDED APRIL 15, 1994, VOLUME M94 PAGE 11266. 6. AN
EASEMENT RECORDED APRIL 26, 1994 VOLUME M94 PAGE 12551. 7. AN EASEMENT
RECORDED JUNE 17, 1975 VOLUME M00 PAGE 4330.

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.

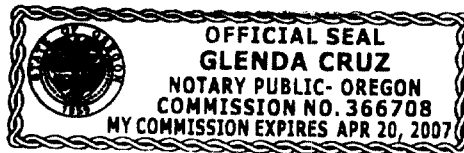
The true and actual consideration for this conveyance is \$ 19,500.00.

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 9th day of JUNE, 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 JUNE 9, 2003 by
PATRICK M. GISLER AND JOEL T. GISLER.

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007

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