

03 JUN 20 PM3:05

MTC-61343

THIS SPACE RESERVED FOR RECORDER'S USE



Vol M03 Page 42363

After recording return to:  
CAROL ANN LAUGHLIN  
31775 MCLAUGHLIN DR #36  
PHILOMATH, OR 97370

State of Oregon, County of Klamath  
Recorded 06/20/2003 3:05 P m.  
Vol M03 Pg 42363  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Until a change is requested all  
tax statements shall be sent to  
the following address:  
CAROL ANN LAUGHLIN  
31775 MCLAUGHLIN DR #36  
PHILOMATH, OR 97370

Escrow No. BT056146GC  
Title No. \_\_\_\_\_

WARRANTY DEED

RICHARD D. SIRAGUSA AND KIMBERLY L. SIRAGUSA, AS TENANTS BY THE ENTIRETY WHO  
ACQUIRED TITLE AS RICHARD D. SARIGUSA AND KIMBERLY L. SARIGUSA,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
CAROL ANN LAUGHLIN  
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 38, BLOCK 5 OF TRACT 1119, LEISURE WOODS UNIT 2, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

2407-007DO-06800-000 KEY NO. 9476

SUBJECT TO: ~~all those items of record and those shown below, if any:~~  
1. AN EASEMENT RECORDED JULY 24, 1973, VOLUME M73, PAGE 9530. 2.  
COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF  
TRACT NO. 1119, LEISURE WOODS. 3. COVENANTS, CONDITIONS AND RESTRICTIONS  
RECORDED JANUARY 2, 1990, VOLUME M90, PAGE 30, AMENDED BY INSTRUMENT  
RECORDED NOVEMBER 10, 1992, VOLUME M92, PAGE 26591. 4. COVENANTS,  
CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 1, 1998, VOLUME M98, PAGE  
36239, AMENDED VOLUME M98, PAGE 37231, AMENDED VOLUME M02, PAGE 6873. 5.  
REGULATIONS AND ASSESSMENTS RECORDED OCTOBER 1, 1998, VOLUME M98, PAGE  
36239, AMENDED VOLUME M02, PAGE 6873. 6. A TRUST DEED DATED DECEMBER 17,  
1998, RECORDED DECEMBER 23, 1998, VOLUME M98, PAGE 47019, MICROFILM  
RECORDS OF KLAMATH COUNTY, OREGON, BENEFICIARY HOME ADVANTAGE SERVICES,  
LLC, WHICH GRANTEE AGREES TO ASSUME AND PAY. 7. AN EASEMENT RECORDED MAY  
3, 2001, VOLUME M01, PAGE 20282. 8. DOMESTIC WELL WATER AGREEMENT AND  
EASEMENT RECORDED FEBRUARY 5, 2002, VOLUME M02, PAGE 6884.

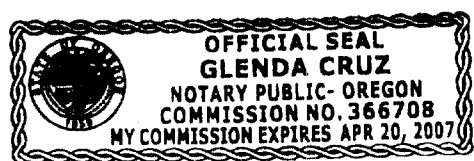
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 56,500.00.

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 18th day of June, 03.

RICHARD D. SIRAGUSA  
Kimberly L. Siragusa  
KIMBERLY L. SIRAGUSA



State of Oregon  
County of \_\_\_\_\_

This instrument was acknowledged before me on June 18, 2003 by  
RICHARD D. SIRAGUSA AND KIMBERLY L. SIRAGUSA.

Glenda Cruz  
(Notary Public for Oregon)  
My commission expires 4-20-2007

21 M