

NJC- 61196



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 56032

After recording return to:

CLAUD E. SWAN
63554 MCCAW DRIVE
BEND, OR 97701

State of Oregon, County of Klamath
 Recorded 08/05/2003 11:13 a. m
 Vol M03 Pg 56032-33
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

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

CLAUD E. SWAN
63554 MCCAW DRIVE
BEND, OR 97701

Escrow No. BT055732GC

Title No. _____

WARRANTY DEED

PATRICK M. GISLER,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CLAUD E. SWAN and JANET L. SWAN, as tenants by the entirety
 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 3 IN BLOCK 1 OF TRACT 1074, LEISURE WOODS, ACCORDING TO THE OFFICIAL
 PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
 OREGON.**

2407-007BO-02200-000

KEY NO. 146434

Grantor is lawfully seized in fee simple on the above granted premises, SUBJECT
 TO: all those items of record 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 EASEMENT OF WALKER RANGE
 TIMBER FIRE PATROL. #2- EASEMENT RECORDED 07-24-1973, VOL M73, PAGE
 9530, IN FAVOR OF MIDSTATE ELECTRIC COOPERATIVE, INC. FOR TRANSMISSION
 LINE. #3- COVENANTS, CONDITIONS, AND RESTRICTIONS AS SHOWN ON RECORDED
 PLAT OF TRACT 1074-LEISURE WOODS AS FOLLOWS: "SAID PLAT ALSO BEING
 SUBJECT TO: 1) KLAMATH COUNTY BUILDING SETBACK REQUIREMENTS, 2) 16FT
 WIDE DRAINAGE EASEMENT AS SHOWN ON SAID PLAT, 3) 20FT WIDE PEDESTRIAN AND
 EQUESTRIAN EASEMENT AS SHOWN ON SAID PLAT, 4) 30FT WIDE POWERLINE
 EASEMENT AS SHOWN ON SAID PLAT, 5) 16FT WIDE PUBLIC UTILITY AND DRAINAGE
 EASEMENT CENTERED ON ALL SIDE AND REAR LOT LINES FOR CONSTRUCTION AND
 MAINTENANCE OF UTILITIES AND DRAINAGE DITCHES, 6) A STRIP OF LAND ALONG
 HIGHWAY 58 DEDICATED TO THE OREGON DEPARTMENT OF TRANSPORTATION. #4-
 COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED 04-26-1973, VOL M73,
 PAGE 4975, AMENDED 12-03-1975, VOL M75, PAGE 15196. #5- COVENANTS,
 CONDITIONS AND RESTRICTIONS RECORDED 01-02-1990, VOL M90, PAGE 30,
 AMENDED 12-10-1992, VOL M92, PAGE 26591. #6- COVENANTS, CONDITIONS AND
 RESTRICTIONS RECORDED 10-01-1998, VOL M98, PAGE 36239, AMENDED
 02-23-2000, VOL M00, PAGE 5556, AMENDED 10-09-1998, VOL M98, PAGE 37231,
 REGULATIONS AND ASSESSMENTS OF THE DIAMOND PEAKS ROAD & UTILITY
 ASSOCIATION, AS SET FORTH IN DECLARATION RECORDED 10-01-1998, VOL M98,
 PAGE 36239. #7- COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED
 05-17-2000, VOL M00, PAGE 17878.

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 \$ 25,000.00.

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 24th day of JULY, 2003.

PATRICK M. GISLER

State of Oregon
County of DESCHUTES

56033

This instrument was acknowledged before me on July 24, 2003 by
PATRICK M. GISLER.

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007

