## WARRANTY DEED GRANTEES. TENANTS BY THE ENTIRETY

Patricia Gayman, as Trustee of the Patricia Gaymen Trust dated April 3, 2002, Grantor, conveys and warrants to Ronald Croucher and Ann Croucher, husband and wife, as tenants by the entirety, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County. Oregon, to wit: Lot 8, Block 4, Tract 1069

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. The said property is free from all encumbrances except as noted in exhibit A, attached hereto and by this reference made a part hereof. The true consideration for this conveyance is \$14,000.00. Dated this 28th day of August, 2003. TRAIL O. RO STATE OF CALIFORNIA County of Sacrament August 28. 2003. Personally appeared the above named Patricia Gayman, as Trustee of the Patricia Gayman Trust dated April 3. 2003 and acknowledged the foregoing instrument to be her voluntary act and deed. Before me: Notary Public for Califor My commission expires: JUNE 7 WARRANTY DEED Patricia Gayman, as Trustee of the Patricia Gayman Trust dated April 3, 2003. Grantor i for M: Ronald Croucher and Ann Croucher. , 2003. / reel / Grantees ee / 6190 Lake Labish Rd NE Salem, Oregon 97305 Grantees address After Recording return to: **Ronald or Ann Croucher** 6190 Lake Labish Rd NE Salem, Oregon 97305 State of Oregon, County of Klamath Until a change is requested, all tax statements Recorded 09/02/2003 /0:/2 Q m shall be sent to the following address: Vol M03 Pg 64536-38 6190 Lake Labish Rd NE Deputy Linda Smith, County Clerk Fee \$ 3/00 # of Pgs Salem. Oregon 97305 # of Pgs

## **GENERAL EXCEPTIONS:**

- 1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records: proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- 2. Easements, liens encumbrances, interests or claims thereof which are not shown by the public records. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- 3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
- Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the 4. issuance thereof, water rights, claims or title to water, whether or not the matters excepted are shown by public record.
- 5. Any lien, or right to a lien, for services, labor; or material heretofore or hereafter furnished. imposed by law and not shown by the public records.

## SPECIAL EXCEPTIONS:

Taxes for the fiscal year 2003-2004, a lien, not yet payable. 6.

Account No.: 2607-001CO-00800-000

185261 253

Key No.: Code No.:

- 7. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Patrol.
- 8. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Little Deschutes River.
- Reservations as contained in deed from Klamath County, Oregon, recorded November 4, 9. 19441 in Book 142 at page 264 and recorded November 8, 1941 in Book 142 at page 363. Deed records of Klamath County, Oregon, as follows:

"Subject to all existing rights of way for utilities, highways, road and the like."

- 10. Reservations and restrictions as contained in plat dedication to wit:
  - \*(1) 25 foot building setback from front and side property lines. (2) Public utilities easements 16 feet in width centered on all side and back lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. (4) All sanitary facilities subject to approval of the County Sanitarian. (5) Upper 35 feet from the high water mark, the mean thereof, of the Little Deschutes River is reserved for public access easement. (6) Public access to the Little Deschutes River is provided by easements 10 feet in width as shown on the annexed plat. (7) All existing easements and reservations of record. (8) A sanitary line set back 100 feet from the flood plane of the Little Deschutes river as shown on the annexed plat."
- 11. Articles of Association of Little Deschutes River Woods Owners Association, subject to the terms and provisions thereof. Recorded in volume M73, page 2591, and amendments thereto recorded in volume M77 at page 26644 and Volume M77 at page 26645, Microfilm Records of Klamath County, Oregon.

- 12. Subject to the terms and provisions of the Little Deschutes River Woods Owners Association.
- 13. Subject to Sanitary set back line as shown on dedicated plat.
- 14. Any invalidity or defect in the title of vestees in the event such trust in invalid or fails to confer sufficient powers in the trustees, or in the event there is a lack of compliance with the terms and provisions of the trust instrument.