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State of Oregon, County of Klamath  
Recorded 09/23/03 311 P m  
Vol M03 Pg 70937-38  
Linda Smith, County Clerk  
Fee \$ 26 # of Pgs 2



After Recording Return To:  
Alan Plotkin  
Shelley Simson  
1538 ANGELCREST DRIVE  
MEDFORD, OR 97504

Send Tax Statements To:  
Alan Plotkin  
Shelley Simson  
1538 ANGELCREST DRIVE  
MEDFORD, OR 97504

Title Order No. 7029-252489  
Escrow No. 03-60597  
Tax Account No. 3606-17D-6300  
320389

WARRANTY DEED  
(ORS 93.850)

Carla Jean Pauley, an estate in fee simple, Grantor, conveys and warrants to Alan Plotkin and Shelley Simson, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

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.

The true consideration for this conveyance is \$100,000.00.

Dated this 9 day of September, 2003.

Carla Jean Pauley  
Carla Jean Pauley

State of AZ, County of Maricopa )ss.

This instrument was acknowledged before me on September 9, 2003  
by Carla Jean Pauley.

Christie Van Sande  
Notary Public

My commission expires: July 10, 2006



26 K

**EXHIBIT 'A'****Legal Description:**

Lot 28 in Block 7 of Tract 1017, Mountain Lakes Homesites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

**Subject to:**

Taxes for the fiscal year 2003-04, a lien in an amount to be determined, but not yet payable.

Right of Way, including terms and provisions thereof.

Given By                   A.E. Wampler and Mayme Wampler  
To:                         The United States of America  
Recorded:                 January 26, 1962 in Volume 335 page 259, Deed records of  
                               Klamath County, Oregon

Conditions and Restrictions, including terms and provisions thereof pertaining to access contained in Deed

From:                    A.E. Wampler and Mayme Wampler, husband and wife  
To:                        State of Oregon by and through its State Highway Commission  
Dated:                   March 25, 1969  
Recorded:               April 1, 1969 in Volume M69 page 2345, Deed records of  
                             Klamath County, Oregon

Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604©, of the United States Codes:

Recording Information:           December 6, 1972 in Volume M72 page 13970, Deed  
   Records of Klamath County, Oregon

Reservations and Restrictions contained in the dedication of Mountain Lakes Homesites as follows: "...subject to the following conditions: (1) a 20 foot set-back line along the front of all lots and a 15 foot building set back and street sideline of all corner lots; (2) a 16 foot public utilities easement centered on the back and sidelines of all lots, said easement to provide ingress and egress for the construction and maintenance of said utilities; (3) a 35.50 foot building setback line along State Highway 140 where shown on the annexed map; (4) no direct access to lots from said State Highway except accesses approved or of record; (5) additional restrictions as provided in recorded protective covenants."