Vol. MO3 Page 70937 State of Oregon, County of Klamath Recorded 09/23/03 31/1 P m

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Linda Smith, County Clerk

Fee \$ 26 = # of Pgs 2



After Recording Return To: Alan Plotkin **Shelley Simson** 1538 ANGELCREST DRIVE MEDFORD, OR 97564

Send Tax Statements To: Alan Plotkin **Shelley Simson** 1538 ARGELCREST 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 Piotkin 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.

day of September, 2003 Carla Jean Sauley

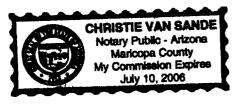
State of AZ, County of Maricapo)ss.

This instrument was acknowledged before me on September 9, 2003

by Carla Jean Pauley.

Notary Public

My commission expires: July 10, 2006



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

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.

A.E. Wampler and Mayme Wampler Given By

The United States of America To:

January 26, 1962 in Volume 335 page 259, Deed records of Recorded:

Klamath County, Oregon

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

A.E. Wampler and Mayme Wampler, husband and wife From:

State of Oregon by and throught its State Highway Commission To:

March 25, 1969 Dated:

April 1, 1969 in Volume M69 page 2345, Deed records of Recorded:

Klamath County, Oregon

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

December 6, 1972 in Volume M72 page 13970, Deed Recording Information: 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 ots, 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 convenants."