

03 OCT 17 PM 3:23

NR-62988

THIS SPACE RESERVED FOR RECORDER'S USE

**AmeriTitle**

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After recording return to:

CRAIG L. CHRISTENSEN

1335 N FARRIAGUT

PORTLAND, OR 97217

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

CRAIG L. CHRISTENSEN

1335 N FARRIAGUT

PORTLAND, OR 97217

Escrow No. BT060268GC

Title No. \_\_\_\_\_

State of Oregon, County of Klamath

Recorded 10/17/03 3:23 p m

Vol M03 Pg 77506

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

**PATRICK M. GISLER,**

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

**CRAIG L. CHRISTENSEN and JANET L. CHRISTENSEN, 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 2 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-02300-000**

**KEY NO. 146489**

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 EASEMENTS OF WALKER RANGE  
TIMBER FIRE PATROL. 2. AN EASEMENT RECORDED JULY 24, 1973, VOLUME M73,  
PAGE 9530 MICROFILM RECORDS OF KLAMATH COUNTY, OREGON. 3. COVENANTS,  
CONDITIONS AND RESTRICTIONS AS SHOWN ON RECORDED PLAT OF TRACT  
1074-LEISURE WOODS. 4. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY  
17, 2000, VOLUME M00, PAGE 17878, MICROFILM RECORDS OF KLAMATH COUNTY,  
OREGON. 5. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 12,  
2002, VOLUME M02, PAGE 28514, RE-RECORDED JUNE 20, 2003, VOLUME M03, PAGE  
41377, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON. 6. COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR LEVIES AND ASSESSMENTS OF THE DIAMOND  
PEAKS TRACT #1355 HOMEOWNERS ASSOCIATION, INC.**

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 \$ **28,000.00.**

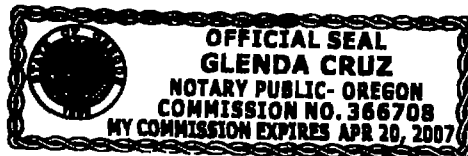
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.


Dated this 16th day of OCTOBER, 2003.

  
PATRICK M. GISLER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on OCTOBER 16, 2003 by  
PATRICK M. GISLER.



  
(Notary Public for Oregon)

My commission expires 4-20-2007

21.00