

03 OCT 28 PM 3:27

MTL - 62923

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After recording return to:

Lawyers Title Insurance Corporation
1555 E. McAndrews Road, Suite 100
Medford OR 97504

Vol M03 Page 79953

State of Oregon, County of Klamath
Recorded 10/28/03 3:27 P m
Vol M03 Pg 79953-54
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

STATUTORY WARRANTY DEED

Margrit Liedke-Melbourne, Trustee or her successors in Trust, under the Margrit Liedke-Melbourne Loving Trust dated July 19, 1993 and any amendments thereto

, Grantor, conveys and warrants to
LandAm Construction Exchange Company, a Virginia Corporation

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:
Lots 22, 23, 24, and 25, PELICAN ACRES, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

This property is free of encumbrances, **EXCEPT:**

See Exhibit "A" attached hereto and made a part hereof

The true consideration for this conveyance is \$ 88,000.00.

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 27th day of October, 2003

Margrit Liedke-Melbourne

STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 27th day of October, 2003, by
Margrit Liedke-Melbourne, Trustee

Jeanne L. Peters
Notary Public for Oregon
My commission expires



EXHIBIT "A"

1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
2. Agreement, subject to the terms and provisions thereof, between Fred McTimmonds and the United States of America dated and recorded July 25, 1928 in Volume 82, page 77, Deed Records of Klamath County, Oregon regulating the water of Upper Klamath Lake.
3. Reservations contained in plat and dedication of Pelican Acres, as follows:

"Subject to a 10 foot building setback line along the front of all lots and a six foot easement along the rear of all lots for future utilities."
4. Building and use restrictions as contained in Deeds, recorded July 19, 1957 in Volume 293, page 169, Deed Records of Klamath County, Oregon and recorded November 24, 1975 in Volume M75, page 14769, Microfilm Records of Klamath County, Oregon, to wit:

"(1) That grantees will not suffer or permit any unlawful, unsightly or offensive use to made of said premises nor will they suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood, (2) That grantees will use said premises solely as a residence or summer home site. (3) That said premises shall never be subdivided nor shall any less portion that the whole thereof ever be sold, leased or conveyed and that no building except one summer home or residence and the usual necessary outbuilding incidental thereto shall ever be erected thereon. (4) That no building shall ever be erected within 10 feet of any exterior property line. (5) That the foregoing covenants and restrictions are appurtenant to and for the benefit of each and every other lot in said PELICAN ACRES and shall forever run with the land and shall bind the premises herein conveyed for the benefit of each and every other lot in said PELICAN ACRES and shall forever run with the land and shall bind the premises herein conveyed for the benefit of each and every other lot in said addition and that the foregoing covenants and restrictions shall be incorporated in and made a part of each and every other deed or conveyance hereafter executed for the purpose of conveying these premises."