

State of Oregon, County of Klamath
 Recorded 12/02/03 2:26 p m
 Vol M03 Pg 88362-65
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2



After Recording Return To:
 Gary J. Almquist
 Claire H. Almquist
 Lot 4, Block 3, Tract No. 1051
 Klamath Falls OR 97601

Send Tax Statements To:
 Gary J. Almquist
 Claire H. Almquist
 Lot 4, Block 3, Tract No. 1051
 Klamath Falls OR 97601
 Aspen 58265

Title Order No. 00058265
 Escrow No. 03-61925
 Tax Account No.

WARRANTY DEED
 (ORS 93.850)

Dallas Marcy and Dorothy R Marcy, as tenants by the entirety, Grantor, conveys and warrants to Gary J. Almquist and Claire H. Almquist, 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 \$65,000.00.

Dated this 1st day of December, 2003.

Dallas Marcy
 Dallas Marcy

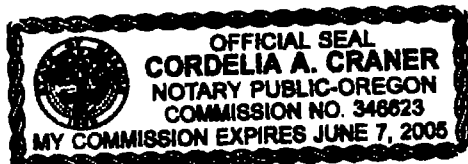
Dorothy R Marcy
 Dorothy R Marcy

State of OR, County of Jackson)ss.

This instrument was acknowledged before me on December 1, 2003
 by Dallas Marcy and Dorothy R Marcy.

Cordelia A. Craner
 Notary Public

My commission expires: 6-7-05



Title No. 00058265

Escrow No. 03-61925

EXHIBIT 'A'**Legal Description:**

Lot 4, Block 3, Tract No. 1051, Lakewoods Subdivision Unit #2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

Subject to:

The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.

Conditions, restrictions and/or setbacks, as shown on the recorded plat of Tract 1051 Lakewoods Subdivision Unit #2

Vehicular access prohibited from Dead Indian County Road to Lots 1, 2,3,4, and 5, Block 3 and Lots 1,2,3,4 and 5, Block 4.

Setbacks, as shown on the recorded plat,

Affects: 50 foot building setback along street lot lines

Setbacks, as shown on the recorded plat,

Affects: 20 foot building set back along side lot lines

An Easement created by Instrument, including the terms and provisions thereof,

Recorded: May 8, 1962

Book: 337

Page: 294

In Favor of: United States of America

For: Right of way 84 feet in width for road purposes

By Instrument recorded April 1, 1970 in Book M-70 at Page 2498, the United States of America gave a right of way to the County of Klamath. (Spencer Creek Road).

The Bylaws, including the terms and provisions thereof, of the Lakewoods Owners Association, Inc.

Recorded February 27, 2002

Book: M-02

Page: 12018

Covenants, Conditions, Restrictions, Easements, and/or setbacks, imposed by Instrument, including the terms and provisions thereof.

Recorded February 27, 2002

Book: M-02

Page: 12035

Note: This exception omits from said Instrument any covenants, conditions or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

An Easement created by Instrument, including the terms and provisions thereof,

Dated: May 9, 2002

Recorded: July 2, 2002

Book: M-02

Page: 37878

In favor of: United Telephone Company of the Northwest, an Oregon Corporation, dba Sprint

For: Communications System Right of Way Easement