

03 DEC 22 PM 1:25



WTC - 63665

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mary Diane Keith

1020 NW Wall St.

Bend, OR 97701

State of Oregon, County of Klamath

Recorded 12/22/03 11:25 a. m

Vol M03 Pg 92431-32

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all

tax statements shall be sent to

The following address:

Mary Diane Keith

1020 NW Wall St.

Bend, OR 97701

Escrow No.

BT062083GC

## STATUTORY WARRANTY DEED

Home Advantage Services, LLC, Grantor(s) hereby convey and warrant to Mary Diane Keith, Grantee(s) the following described real property in the County of Klamath and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 3, in Block 6, Leisure Woods, Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No. 10099

2407-007DO-02300-000

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

1. Covenants, conditions and restrictions as shown on the recorded plat of Tract No. 1119-Leisure Woods Unit 2. 2. Easements as dedicated or delineated on the recorded plat for Utilities and Drainage. 3. Domestic Water Well Agreement and Easement recorded February 5, 2002, Volume M02, Page 6884, re-recorded February 20, 2002, Volume M02, Page 9849, Microfilm records of Klamath County, Oregon. 4. Covenants, conditions and restrictions recorded January 2, 1990, Volume M90, Page 30; said covenants, conditions and restrictions amended and recorded November 10, 1992, Volume M92, Page 26591 Microfilm records of Klamath County, Oregon. 5. Covenants, conditions and restrictions recorded February 5, 2002, Volume M02, Page 6873, Microfilm records of Klamath County, Oregon. 6. Rules, regulations, levies and assessments of The Diamond Peaks at Leisure Woods I and II Homeowner's Association recorded February 5, 2002, Volume M02, Page 6873, Microfilm records of Klamath County, Oregon.

House trailers, mobile homes and manufactured homes are strictly prohibited throughout the properties. All homes are to be built as per the standards provided in the Covenants, Conditions and Restrictions of each property's respective Homeowners Association.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration

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 19<sup>th</sup> day of December, 2003.

Home Advantage Services, LLC

BY:

Joel Giesler, Manager

26.00  
im

92432

State of Oregon  
County of Deschutes

This instrument was acknowledged before me on December 19, 2006 by Home Advantage Services, LLC, by Joel Gisler, Manager.

Glenda Cruz  
(Notary Public for Oregon)

My commission expires 4-20-2007

