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After recording return to:

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

Until a change is requested, all tax statements  
shall be sent to Grantee at the following address:  
1585 Ridge Way  
Medford, OR 97504

WJZ - 63502

01045

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State of Oregon, County of Klamath  
Recorded 01/09/2004 11:05 A m  
Vol M04 Pg 01045-01046  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

'04 JAN 9 AM 11:05

## STATUTORY WARRANTY DEED

Juli Johnson

, Grantor, conveys and warrants to  
Dan E. Reece and Gina R. Reece, husband and wife, 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 made a part hereof

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

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

The true consideration for this conveyance is \$ 15,000.00.

**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 5th day of January, 2004.

Juli Johnson

California  
STATE OF ~~OREGON~~, COUNTY OF Riverside

The foregoing instrument was acknowledged before me this 5 day of January, 2004, by  
Juli Johnson

Lora K. Nasby  
Notary Public for ~~Oregon~~ California  
My commission expires 3/17/05



26.00  
am

**EXHIBIT A**

LOT 14 IN BLOCK 1 OF TRACT NO. 1017, MOUNTAIN LAKES HOMESITES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON.

**SUBJECT TO:**

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. Reservations and restrictions as contained in plat dedication, to wit:  
"(1) A 20 foot building set-back line along the front of all lots and a 15 foot building set-back on the street sideline of all corner lots; (2) A 16 foot public utilities easement centered on the back and sidelines of all lots, said easement to provide ingress and egress for the construction and maintenance of said utilities; (3) A 37.50 foot building set-back 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 covenants."
3. Declaration of Protective Covenants, Conditions and Restrictions for Mountain Lake Homesites, subject to the terms and provisions thereof, recorded December 6, 1972 in Volume M72, page 13970, Microfilm Records of Klamath County, Oregon.
4. Conditions and restrictions pertaining to access contained in Deed from A.E. Wampler and Mayme Wampler, husband and wife, to State of Oregon, by and through its State Highway Commission, dated March 25, 1969, recorded April 1, 1969 in Volume M69, page 2345, Microfilm Records of Klamath County, Oregon.