

04 FEB 25 PM 11:09



WT-64066

Vol M04 Page 10621

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Mark D. Zachary  
4535 SW Hwy 97  
Madras, OR 97741

State of Oregon, County of Klamath  
Recorded 02/25/2004 11:09 a.m.  
Vol M04 Pg 10621  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

Mark D. Zachary  
4535 SW Hwy 97  
Madras, OR 97741

Escrow No. BT063138GC

STATUTORY WARRANTY DEED

Michael P. Dana and Anna-Maria Dana, as tenants by the entirety, Grantor(s) hereby convey and warrant to Mark D. Zachary and Lisa I. Zachary, husband and wife, 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 36 in Block 3, Tract 1119, Leisure Woods, Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2407-007DO-01200-000

Key No. 837358

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. 3. Order for Conditional Use Permit No. 18-99, recorded October 7, 1999, Volume M99, Page 39970, re-recorded November 29, 1999, Volume M99, Page 47029, Microfilm Records of Klamath County, Oregon. 4. Covenants, conditions and restrictions recorded February 12, 2002, Volume M02, Page 8503, re-recorded April 15, 2002, Volume M02, Page 21922, Microfilm Records of Klamath County, Oregon. 5. Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of The Diamond Summit at Leisure Woods II Homeowners Association recorded February 12, 2002, Volume M02, Page 8503, re-recorded April 15, 2002, Volume M02, Page 21922, 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 \$55,000.00.

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.

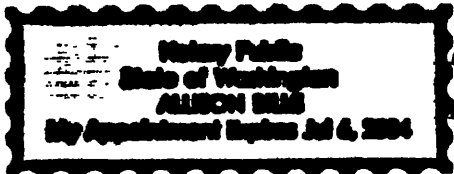
Dated this 20th day of Feb, 2004.

Michael P. Dana  
Michael P. Dana

Anna Maria Dana  
Anna Maria Dana

State of Oregon  
County of

This instrument was acknowledged before me on February 20, 2004 by Michael P. Dana and Anna-Maria Dana.



Allison Ellis  
(Notary Public for Oregon)  
My commission expires July 6, 2004

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