

04 MAY 3 PM 11:10

WTZ-64495

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THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 05/03/2004 11:10 a m
Vol M04 Pg 26895-26899
Linda Smith, County Clerk
Fee \$ 47.00 # of Pgs 5

After recording return to:
Constantine James Pulos
2627 N.W. Fawn Run
Bend, Oregon 97701

Until a change is requested all tax
statements shall be sent to:
Constantine James Pulos
2627 N.W. Fawn Run
Bend, Oregon 97701

WARRANTY DEED

We, GERALD L. NOEL and MARGARET A. NOEL, husband and wife, as Grantors, convey and warrant unto CONSTANTINE JAMES PULOS, as Grantee, all of our right, title and interest in that certain real property located in Klamath County, Oregon, and more particularly described in Exhibit "A," attached hereto and by this reference incorporated hereunder.

The true and actual consideration for this conveyance is TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00).

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

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4/10th

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 22 day of April, 2004.

Gerald L. Noel
Gerald L. Noel

Margaret A. Noel
Margaret A. Noel

STATE OF OREGON)
) ss.
County of Douglas)

On this 22 day of April, 2004, before me, the undersigned a Notary Public in and for said County and State, personally appeared the above-named GERALD L. NOEL and MARGARET A. NOEL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed, and that the foregoing recital of consideration is true as they verily believe.



Kathleen Schultz
NOTARY PUBLIC FOR OREGON
My Commission Expires: 5-12-2004

EXHIBIT "A"

Lot 17, Block 3, Tract No. 1074, Leisure Woods, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO (1) reservations and restrictions contained in the dedication of Leisure Woods, and said plat being subject to a 25 foot sideyard building setback, a 50 foot front line building setback, and a 25 foot rear setback; building and land use restrictions as filed and recorded in Klamath County Recorder's Records; and easements and rights of way shown on sheets one through three of the official plat of Leisure Woods Tract No. 1074, County of Klamath, Oregon. No sanitary facilities, (septic tank and drainfield) can be located on slopes in excess of 20%; (2) deed restrictions for Track No. 1074, Leisure Woods, including the terms and provisions thereof, recorded April 26, 1973, Volume M-73, page 4975, Microfilm Records of Klamath County, Oregon, amendment to deed restrictions recorded December 3, 1975, in Volume M-75, page 15196, records of Klamath County, Oregon; (3) right-of-way easement, including the terms and provisions thereof, given to Midstate Electric Cooperative, Inc., a cooperative corporation, dated July 24, 1973, recorded July 24, 1973, Volume M-73, page 9530, Microfilm Records of Klamath County, Oregon; and (4) restrictions, reservations, easements and rights-of-way record and those apparent on the land.

SUBJECT TO AND EXCEPTING:

- 1. Easements, liens, encumbrances, interest or claims thereof which are not shown by the public records, Any facts, rights, interest, or claims which are not shown by the public records, but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.**

2. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
3. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water, whether or not the matters excepted are shown by public record.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Covenants, conditions and restrictions as shown on recorded plat, as follows:

“Said plat also being subject to: (1) Klamath County Building setback requirements; (2) 16 foot wide drainage easement as shown on said plat; (3) 20 foot wide pedestrian and equestrian easement as shown on said plat; (4) 30 foot wide powerline easement as shown on said plat, and; (5) 16 foot wide public utility and drainage easement centered on all side and rear lot lines for construction and maintenance of utilities and drainage ditches; (6) a strip of land along Highway 58 dedicated to the Oregon Department of Transportation.”

6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded April 26, 1973, Volume M73, page 4975, Microfilm Records of Klamath County, Oregon; Amendment to Deed Restrictions recorded December 3, 1975, Volume, M75, page 15196, Microfilm Records of Klamath County, Oregon.

7. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded January 2, 1990, Volume M90, page 30, Microfilm Records of Klamath County, Oregon; said covenants, conditions and restriction were amended by instrument recorded November 10, 1992, Volume M92, page 26591, Microfilm Records of Klamath County, Oregon.