

04 MAY 10 PM 11:18



WTC-69021

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael S. Varner

60606 River Bend Drive

Bend, OR 97702

State of Oregon, County of Klamath

Recorded 05/10/2004 11:18 a. m

Vol M04 Pg 28318-19

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:

Michael S. Varner

60606 River Bend Drive

Bend, OR 97702

Escrow No. BT065768GC

### STATUTORY WARRANTY DEED

Patrick M. Gisler and Joel T. Gisler and Joel Gisler, as tenants in common, Grantor(s) hereby convey and warrant to Michael S. Varner, 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:

**Lots 21, 22 and 23 in Block 1 of Tract 1098 - SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.**

Key No: 138498

2310-035B0-00500-000

Key No: 138489

2310-035B0-00600-000

Key No: 138470

2310-035B0-0700-000

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. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol. 2. Reservations and restrictions recorded July 22, 1954, Volume 268, Page 209, Deed Records of Klamath County, Oregon. 3. Reservation and restrictions as contained in dedication of Tract 1098-Split Rail Ranchos. 4. Covenants, conditions and restrictions recorded April 1, 1994, Volume M94, Page 9622, Microfilm Records of Klamath County, Oregon. 5. Covenants, conditions and restrictions recorded April 14, 1994, Volume M94, Page 11266, Microfilm Records of Klamath County, Oregon. 6. An easement recorded April 26, 1994, Volume M94, Page 12551, Microfilm Records of Klamath County, Oregon. 7. An easement recorded February 10, 2000 Volume M00, Page 4330, Microfilm Records of Klamath County, Oregon. 8. Reservation or exception in patents or in Acts authorizing the issuance thereof.

The true and actual consideration for this conveyance is **\$57,000.00.**

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

4

day of

MAY

2004

Patrick M. Gisler

Joel T. Gisler

Joel Gisler

260 x m

State of Oregon *fc*  
County of ~~Washington~~ *Deschutes*

28319

This instrument was acknowledged before me on May 4, 2004 by Patraick M. Gisler and Joel T. Gisler and Joel Gisler.

*Glenda Cruz*  
(Notary Public for Oregon)

My commission expires 4-20-2007

