

04 MAY 10 AM 11:18



WTC-65067

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Tim Nielson

PO Box 5023

Bend, Or. 97708

State of Oregon, County of Klamath
Recorded 05/10/2004 11:18a m
Vol M04 Pg 28339-40
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:

Tim Nielson

PO Box 5023

Bend, Or. 97708

Escrow No. BT065880GC

STATUTORY WARRANTY DEED

Gloria Mae Carroll, Grantor(s) hereby convey and warrant to Tim Nielson, 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 46 in Block 2 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: 138256

2310-035B0-06000-000

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:

See Exhibit A

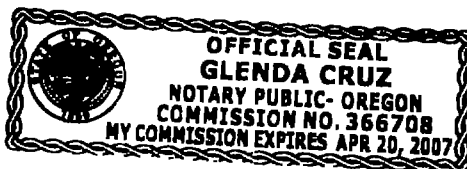
The true and actual consideration for this conveyance is **\$21,000.00**.

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 6th day of May, 2004


Gloria Mae Carroll

State of Oregon
County of Deschutes



This instrument was acknowledged before me on May 6, 2004 by Gloria Mae Carroll.


(Notary Public for Oregon)

My commission expires 4-20-2007

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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 as contained in dedication of Tract 1098-Split Rail Ranchos, as follows:

"...said plat subject to: A 45 foot building set-back line along the front of all lots and a 20 foot building setback along the said street lines; any additional restrictions provided in any recorded protective covenants or any Oregon administrative regulations pertaining hereto; A 16 foot public utility easement along the back of all lots."

3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, subject to the terms and provisions thereof,

Recorded: April 1, 1994

Volume: M94, page 9622, Microfilm Records of Klamath County, Oregon

4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, subject to the terms and provisions thereof,

Recorded: April 14, 1994

Volume: M94, page 11266, Microfilm Records of Klamath County, Oregon

5. An easement created by instrument, subject to the terms and provisions thereof,

Dated: March 1, 1994

Recorded: April 26, 1994

Volume: M94, page 12551, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc.

6. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;

Dated: December 14, 2000

Recorded: December 20, 2000

Volume: M00, page 45816, Microfilm Records of Klamath County, Oregon

Amount: \$17,000.00

Grantor: Luke W. Bryan III and Gloria M. Bryan, as Tenants by the Entirety

Trustee: AmeriTitle

Beneficiary: Patrick M. Gisler and J's 4 LLC