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MTC- 65666

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State of Oregon, County of Klamath
Recorded 07/19/2004 3:40 p m
Vol M04 Pg 47089
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVED

After recording return to:

The Bradford Living Trust dtd 3-17-1997

17115 SW Canby Court

Beaverton, OR 97007

Until a change is requested all

tax statements shall be sent to

The following address:

The Bradford Living Trust dtd 3-17-1997

17115 SW Canby Court

Beaverton, OR 97007

Escrow No.

BT067222GC

STATUTORY WARRANTY DEED

Patrick M. Gisler, Grantor(s) hereby convey and warrant to **Phillip Neel Bradford Trustee or his successor in trust, under the Bradford Living Trust dtd 3-17-1997**, 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 18 in Block 4 of Tract No. 1119, LEISURE WOODS - UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No. 9403

2407-007DO-07400-000

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. Covenants, conditions, restrictions, and easements as shown on recorded plat. 2. Easements as dedicated or delineated on the recorded plat for drainage. 3. Covenants, condition and restrictions recorded February 5, 2002, Volume M02, Page 6873, Microfilm Records of Klamath County, Oregon. 4. Domestic Water Well Agreement and Easement recorded February 5, 2002, Volume M02, Page 6884, Re-recorded February 20, 2002, Volume M02, Page 9849, Microfilm Records of Klamath County, Oregon.

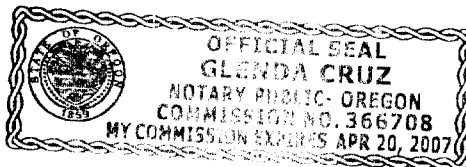
House trailers, mobile homes and manufactured homes are strictly prohibited throughout the properties. All homes are to be built as per the standards provided in the Covenants, Conditions and Restrictions of each property's respective Homeowners Association.

The true and actual consideration for this conveyance is **\$65,000.00**.

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 16th day of July, 2004.

Patrick M. Gisler
Patrick M. Gisler



State of Oregon

County of Deschutes

This instrument was acknowledged before me on July 16, 2004 by Patrick M. Gisler.

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007

2/00 am