

04 JUL 19 PM 3:40



MTC-658008
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Vol M04 Page 47095

State of Oregon, County of Klamath
Recorded 07/19/2004 3:40 p m
Vol M04 Pg 47095-96
Linda Smith, County Clerk
THIS SPACE RESERVED Fee \$ 26.00 # of Pgs 2

After recording return to:

Stephen Trono

%Oregon Lifestyles 1470 NE First St., Suite 300

Bend, OR 97701

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

Stephen Trono

%Oregon Lifestyles 1470 NE First St., Suite 300

Bend, OR 97701

Escrow No. BT067547GC

STATUTORY WARRANTY DEED

Daniel L. Welsh and David T. Welsh and Rebecca F. Welsh, husband and wife, Grantor(s) hereby convey and warrant to **Stephen Trono**, 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 27 and 28 in Block 1 of TRACT 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2407-007A0-01700-000

145024

2407-007-A0-01600-000

145033

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. Covenants, conditions and restrictions as shown on recorded plat of Tract 1074-Leisure Woods. 3. Easements as dedicated or delineated on the recorded plat for public utilities. 4. Easement recorded March 8, 2001, M02, Page 9313, Microfilm Records of Klamath County, Oregon. 5. Covenants, conditions and restrictions recorded in Volume M73, Page 4975 and amended in Volume M75, Page 15196, Microfilm Records of Klamath County, Oregon. 6. Covenants, conditions and restrictions recorded January 2, 1990, Volume M90, Page 30, Microfilm Records of Klamath County, Oregon, amendment recorded November 10, 1992, Volume M92, Page 26591, Microfilm Records of Klamath County, Oregon. 7. Rules, regulations levies and assessments of the Leisure Woods of Leisure Association recorded November 10, 1992, Volume M92, Page 26591, Microfilm Records of Klamath County, Oregon.

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 14 day of JULY, 2004.

Daniel L. Welsh

David T. Welsh

David T. Welsh

Rebecca F. Welsh

Rebecca F. Welsh

State of UTAH

County of Weber

This instrument was acknowledged before me on JULY 14, 2004 by Daniel L. Welsh and David T. Welsh and Rebecca



PATTY BANKS
Notary Public
State of Utah

My Commission Expires Sept. 7, 2005
2487 N. Hwy. 158, Eden, UT 84310

Patty Banks
(Notary Public)

My commission expires SEPT 7, 2005

2600



page 2 of 2

47096

THIS SPACE RESERVED FOR RECORDER'S USE

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%Oregon Lifestyles 1470 NE First St., Suite 300

Bend, OR 97701

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Dated this 15 day of July, 2004

Daniel L. Welsh

Daniel L. Welsh

David T. Welsh

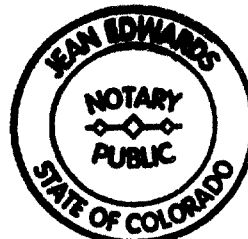
David T. Welsh

Rebecca F. Welsh

Rebecca F. Welsh

State of COLORADO

County of MESA



My Commission Expires 8/4/2007

This instrument was acknowledged before me on July 15, 2004 by Daniel L. Welsh and ~~David T. Welsh and Rebecca F. Welsh~~.

Jean Edwards
(Notary Public)

My commission expires 8/4/07