

MTC- 1396 - 65808

Vol M04 Page 47097



THIS SPACE RESERVE

State of Oregon, County of Klamath
Recorded 07/19/2004 3:40 P m
Vol M04 Pg 47097
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
Patrick M. Gisler
1470 NE First St., Ste. 100
Bend, OR 97701

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

Patrick M. Gisler
1470 NE First St., Ste. 100
Bend, OR 97701

Escrow No. BT067547GC

STATUTORY WARRANTY DEED

Stephen Trono, Grantor(s) hereby convey and warrant to **Patrick M. Gisler**, 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

2407-007AO-01700-000	145024
2407-007AO-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 12th day of July, 2004.

Stephen Trono

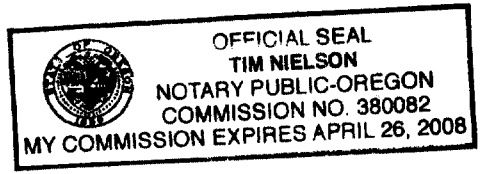
AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon
County of Deschutes

This instrument was acknowledged before me on July 12th, 2004 by Stephen Trono.

(Notary Public for Oregon)

My commission expires APRIL 26, 2006



2/00 am