

Grantor's Name and Address:
William K. Glodowski
Mildred K. Glodowski
3321 Patterson Street
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 07/28/04 8:20a m
Vol M04 Pg 49230-32
Linda Smith, County Clerk
Fee \$ 3100 # of Pgs 3

Grantee's Name and Address:
Margaret F. Buck
P.O. Box 440851
Aurora, CO 80044-0851

After recording return to:
Margaret F. Buck
P.O. Box 440851
Aurora, CO 80044-0851
Until a change is requested all tax statements
shall be sent to the above address.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that William K. Glodowski and Mildred K. Glodowski hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Margaret F. Buck, hereinafter called grantee, does hereby grant, bargain, sell, and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 27 in Block 3 Tract 1017 Mountain Lakes Homesites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.


And grantor hereby covenants to and with grantee and grantees heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage, and as noted with four items on reverse, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$13,000.00.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on the 27 day of July, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

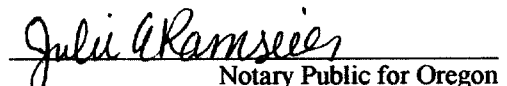
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


William K. Glodowski


Mildred K. Glodowski

STATE OF OREGON }
County of Klamath } ss.

This instrument of acknowledged before me on the 27th day of July, 2004 by William K. Glodowski and Mildred K. Glodowski


Notary Public for Oregon

My commission expires: July 8, 2008



...FREE FROM ALL ENCUMBRANCES EXCEPT (CONTINUED)

Taxes for the fiscal year 2004-2005, a lien payable after 06/30/04.

Taxes for the year 07/01/03-06/30/04 PAID IN FULL.

Tax Amount: \$98.01

Code #: 008

Account # R-3606-016D0-08900-000

Key #: 18631

An easement created by instrument, including the terms and provisions thereof,
Recorded: 08/06/56 in Volume 285, Page 407 deed records of Klamath County, OR
Favor of: The California Oregon Power Company
For: Right of way transmission line.

Conditions and restrictions, pertaining to access, disclosed in document recorded:
04/01/69, in Volume M69 Page 2345, deed records of Klamath County, OR

Reservations and restrictions in the dedication of Mountain Lakes Homesites, Tract 1017,
as follows: "...subject to the following conditions: (1) a 20 foot building set-back line
along the front of all lots and a 15 foot building set-back on the street sideline of all
corner lots; (2) a 16 foot public utilities easement centered on the back and sidelines of all
lots, said easement to provide ingress and egress for the construction and maintenance of
said utilities; (3) a 37.5 foot building setback line along State Highway 140 where shown
on the annexed map; (4) no direct access to lots from State Highway except accesses
approved or of record; (5) additional restrictions as provided in recorded protective
covenants.

M.K.L. *EXHIBIT A TO WARRANTY*
WKB

49232

DATED 7/27/04

BUYER: Margaret F. Buck
P.O. Box 440851
Aurora, CO 80044-0851

SELLER: William K. Glodowski
Mildred K. Glodowski
3321 Patterson Street
Klamath Falls, OR 97603

THE REAL PROPERTY DESCRIBED AS: Lot 27 Block 3 Mountain Lakes Homesites
Tract 1017
Map R-3606-016D0-08900-000

SELLER AND BUYER HEREBY AGREE THE FOLLOWING SHALL BE PART OF
THE REAL ESTATE SALE AGREEMENT REFERENCED ABOVE:

AS OF THIS DATE: "LAND ONLY SOLD AS IS. AT THE REQUEST OF THE
BUYER, MARGARET F. BUCK, NO TITLE COMPANY INVOLVED."

BUYER SIGNATURE Margaret F. Buck DATE 072404

STATE OF COLORADO }
COUNTY OF ADAMS } ss.

The foregoing instrument was acknowledged before me this 24th day of July, 2004,
by Margaret F. Buck

Witness my hand and official seal.

My Commission Expires: My Commission Expires 04/16/05

Melissa Bala
Notary Public

SELLER SIGNATURE William K. Glodowski DATE 7-27-04

SELLER SIGNATURE Mildred K. Glodowski DATE 7-27-04

STATE OF OREGON }
COUNTY OF KLAMATH } ss.

The foregoing instrument was acknowledged before me this 27th day of
July, 2004, by Glodowski, William & Mildred K

Witness my hand and official seal.

My Commission Expires: July 8, 2008 Julie A. Ramseyer
Notary Public

