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MTC -66077

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State of Oregon, County of Klamath
Recorded 08/04/04 11:11a m
Vol M04 Pg 51113
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

David L. Osborn
88 W. Sarah Lane
Tempe, AZ 85284

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

David L. Osborn
88 W. Sarah Lane
Tempe, AZ 85284

Escrow No. BT068080GC

STATUTORY WARRANTY DEED

Patrick M. Gisler and Joel T. Gisler, as tenants in common, Grantor(s) hereby convey and warrant to **David L. Osborn and Elizabeth A. Osborn, as tenants by the entirety, 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 54, Block 1, 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.

2310-035G0-03800-000

138032

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. 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 recorded July 22, 1954, Volume 268 Page 209, Deed Records of Klamath County, Oregon. 3. Reservations and restrictions in the dedication of Tract 1098 – Split Rail Ranchos. 4. Covenants, conditions and restrictions recorded April 1, 1994, Volume M94, Page 9622, Microfilm Records of Klamath County, Oregon. 5. Covenants, conditions and restrictions recorded April 15, 1994, Volume M94, Page 11266, Microfilm Records of Klamath County, Oregon. 6. An easement recorded February 10, 2000, Volume M00, Page 4330, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$20,000.00**.

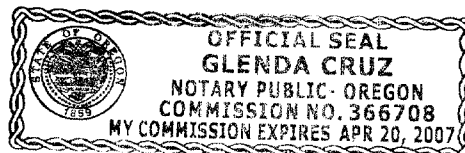
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 29th day of July, 2004.

Patrick M. Gisler
Patrick M. Gisler

Joel T. Gisler
Joel T. Gisler

State of Oregon
County of Deschutes



This instrument was acknowledged before me on July 29, 2004 by Patrick M. Gisler and Joel T. Gisler.

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007

2/00
mm