

04 SEP 7 AM 11:09

MTZ-66846



Vol M04 Page 59518

State of Oregon, County of Klamath
Recorded 09/07/04 11:09 a m
Vol M04 Pg 59518-19
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

Donald W. Aitken

2625 Alcatraz Avenue #505

Berkeley, CA 94702-2702

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

Donald W. Aitken

2625 Alcatraz Avenue #505

Berkeley, CA 94702-2702

Escrow No.

BT068434GC

STATUTORY WARRANTY DEED

John Easley, III and Valley View Sales, Inc., as tenants in common, Grantor(s) hereby convey and warrant to **Donald W. Aitken and Barbara Harwood Aitken, 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 19 in Block 5 of Tract 1119, Leisure Woods, Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2407-007D0-05200-000

808594

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 and restrictions as shown on the recorded plat of Tract No. 1119-Leisure Woods Unit 2. 2. Covenants, conditions and restrictions recorded February 12 2002, Volume M02, Page 8503, re-recorded April 15, 2002, Volume M02 Page 21922, Microfilm Records of Klamath County, Oregon. 3. Rules, regulations, levies and assessments of the Diamond Summit at Leisure Woods II Homeowner's Association recorded February 12, 2002, Volume M02, Page 8503 re-recorded April 15, 2002, Volume M02, Page 21922, 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 standard provided in the Covenants, Conditions and Restrictions of each property's respective Homeowners Association.

The true and actual consideration for this conveyance is **\$100,000.00**.

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 3rd day of September, 2004.

John Easley, III
John Easley, III

By: Stephen Trono
Stephen Trono, His Attorney in Fact

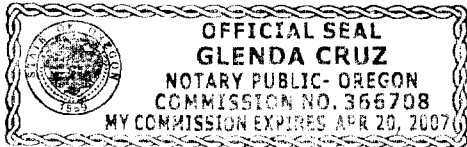
Valley View Sales, Inc.

By: Stephen Trono
Steven Trono, President

26.00
am

State of Oregon
County of Deschutes

On this the 3rd day of September, 2004, personally appeared Stephen Trono, as attorney in fact for John Easley, III and Valley View Sales, Inc. and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instruments to be the act and deed of said principal; and as President for Valley View Sales, Inc.



Before me:

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007