

04 SEP 9 PM 3:27



WTC - 65711

Vol M04 Page 60365

State of Oregon, County of Klamath
Recorded 09/09/04 3:27 p m
Vol M04 Pg 60365
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:

David J. Strickland
2104 Elysium Ave.
Eugene, OR 97401

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

David J. Strickland
2104 Elysium Ave.
Eugene, OR 97401

Escrow No. BT067321GC

STATUTORY WARRANTY DEED

Keith W. Taylor and Babette L. Taylor, as tenants by the entirety, Grantor(s) hereby convey and warrant to David J. Strickland and Rebecca S. Strickland, husband and wife, 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 24 in Block 3 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.

Key No. 10847

2407-007AO-05200-000

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 Patrol. 2. Covenants, conditions and restrictions as shown on the recorded plat of Tract No. 1119-Leisure Woods Unit. 3. Easements as dedicated or delineated on the recorded plat for drainage. 4. Easements as dedicated or delineated on the recorded plat for public utilities and drainage. 5. Trust Deed recorded February 6, 2002, Volume M02, Page 7260, Microfilm Records of Klamath County, Oregon, which grantee agrees to assume and pay. 6. 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. 7. Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of The Diamond Summit at Leisure Woods II Homeowners 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 standards provided in the Covenants, Conditions and Restrictions of each property's respective Homeowners Association.

The true and actual consideration for this conveyance is **\$55,000.00**.

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 17th day of August, 2004

Keith W. Taylor
Keith W. Taylor

Babette L. Taylor
Babette L. Taylor

State of Oregon

County of Washington

This instrument was acknowledged before me on August 17, 2004 by Keith W. Taylor and Babette L. Taylor.



Kelly L. Sanesi
(Notary Public for Oregon)
My commission expires 12/15/07

2/10 am