

04 OCT 15 AM 11:06

MTL-67058

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State of Oregon, County of Klamath
Recorded 10/15/04 11:06 a m
Vol M04 Pg 70263
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

Stephen A. Trono

1470 NE First St., Ste. 300

Bend, OR 97701

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

Stephen A. Trono

1470 NE First St., Ste. 300

Bend, OR 97701

Escrow No. BT070234GC

STATUTORY WARRANTY DEED

Benjamin G. Wolff and Julie A. Weston Wolff, as tenants by the entirety, Grantor(s) hereby convey and warrant to Stephen A. Trono and Patrick M. Gisler, each as to an undivided 50% interest as tenants in common, 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 1 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.

Key No: 10525

2407-007A0-07600

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 the recorded plat of Tract No. 1119-Leisure Woods Unit 2. 3. 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. 4. 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 standards provided in the Covenants, Conditions and Restrictions of each property's respective Homeowners Association.

The true and actual consideration for this conveyance is \$146,000.00.

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.

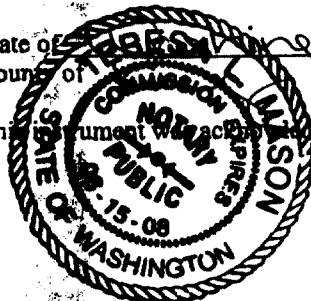
Dated this 13th day of October, 04.

Benjamin G. Wolff

Julie A. Weston Wolff

State of Oregon
County of Klamath

This instrument was acknowledged before me on Oct. 13, 2004 by Benjamin G. Wolff and Julie A. Weston Wolff.



(Notary Public)

My commission expires 10/15/08

2100 am