

04 OCT 18 PM 11:02

MTL-67189



Vol M04 Page 70663

State of Oregon, County of Klamath
Recorded 10/18/04 11:02 a m
Vol M04 Pg 70663-64
Linda Smith, County Clerk
Fee \$ 2600 # of Pgs 2

After recording return to:

Fred Goetzke

560 Battery Street, Apt. 1013

San Francisco, CA 94111

Until a change is requested all

tax statements shall be sent to

The following address:

Fred Goetzke

560 Battery Street, Apt. 1013

San Francisco, CA 94111

Escrow No.

BT070460GC

STATUTORY WARRANTY DEED

Patrick M. Gisler, Grantor(s) hereby convey and warrant to **Fred Goetzke**, 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:

Lots 6, 7 and 8 in Block 1 of TRACT 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No. 146407

2407-007B0-01900-000

Key No. 146390

2407-007B0-01800-000

Key No. 146292

2407-007B0-01700-000

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 Fire Patrol. 2. An easement recorded July 27, 1973, Volume M73, Page 9530, Microfilm Records of Klamath County, Oregon. 3. Covenants, conditions and restrictions as shown on recorded plat of Tract 1074-Leisure Woods. 4. Covenants, conditions and restrictions recorded May 17, 2000, Volume M00, Page 17878, Microfilm Records of Klamath County, Oregon. 5. Covenants, conditions and restrictions recorded February 12, 2002, Volume M02, Page 28514, re-recorded June 20, 2003, Volume M03, Page 42377, Microfilm Records of Klamath County, Oregon. 6. Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of The Diamond Peaks Tract #1355 Homeowners Association, Inc.

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 **\$138,000.00**.

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 14th day of October, 2004.

Patrick M. Gisler

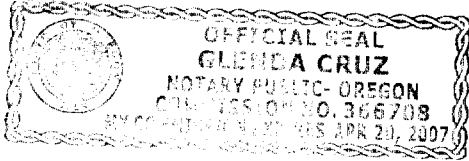
By: Steven Trono
Steven Trono, His Attorney in Fact

2600 am

State of Oregon
County of Deschutes

70664

On this the 14th day of October, 2004, personally appeared Steven Trono, as attorney in fact for Patrick M. Gisler 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.



Before me:

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007