

04 OCT 18 AM 11:02

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Vol M04 Page 70668



State of Oregon, County of Klamath
Recorded 10/18/04 11:02 a.m.
Vol M04 Pg 70668-69
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:

Douglas Lawnicki

1916 Heitzman Way

Eugene, OR 97402

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

Douglas Lawnicki

1916 Heitzman Way

Eugene, OR 97402

Escrow No. BT070461GC

STATUTORY WARRANTY DEED

Patrick M. Gisler, Grantor(s) hereby convey and warrant to **Douglas Lawnicki**, 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 5 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.146416

3508-007B0-02000-000

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. Covenants, conditions and restrictions as shown on recorded plat of Tract 1074-Leisure Woods. 3. Covenants, conditions and restrictions recorded May 17, 2000, Volume M00, Page 17878, Microfilm Records of Klamath County, Oregon. 4. 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. 5. 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 **\$41,000.00**.

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

Steven Trono, His Attorney in Fact

2600 am

70669

State of Oregon
County of ~~Klamath~~ Deschutes

This instrument was acknowledged before me on October 14, 2004 by Patrick M. Gisler.

Glenda Cruz
(Notary Public)

My commission expires 4-20-2007

