

After recording return to:

Lawyers Title Insurance Corporation
1555 E. McAndrews Road, Suite 100
Medford OR 97504

State of Oregon, County of Klamath
Recorded 01/03/2005 10:38a m
Vol M05 Pg 00047-48
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

**Until a change is requested, all tax statements
shall be sent to Grantee at the following address:**

PO Box 2869
White City OR 97503

Aspen 600576
STATUTORY WARRANTY DEED

'05 JAN 3 AM 10:38

Gina Marie Wampler

, Grantor, conveys and warrants to

Donald J. McLaughlin, Trustee of the Donald J. McLaughlin Living Trust, dated January 27, 2000

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:
See Exhibit "A" attached hereto and made a part hereof

This property is free of encumbrances, **EXCEPT:**

See Exhibit "A" attached hereto and made a part hereof

The true consideration for this conveyance is \$ 9,000.00.

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 27th day of Dec, 2004.

Gina Marie Wampler

STATE OF OREGON, COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 27 day of December, 2004, by
Gina Marie Wampler

Teresa R Foreman
Notary Public for Oregon

My commission expires Mar 24, 08



2600

Lot 10, Block 2, Tract 1029, SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Levy Code: 116

Map No.: R-3408-027BO-05700-000

Key No.: R209571

SUBJECT TO:

1. The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.
2. The subject property lies within the boundaries of the Sprague River Pines Road District and is subject to the levies and assessments thereof.
3. Conditions, restrictions and/or setbacks, as shown on the recorded plat of Tract 1029, Sprague River Pines
4. Setbacks, as shown on the recorded plat.
Affects: 45 foot building set back from road.
5. Covenants, conditions, restrictions and reservations, including the terms and provisions therein contained in deed,
Recorded: May 11, 1959
Book: 312
Page: 332
From: The United States of America
To: Walter J. Eggsman
As follows: "...right of way to Klamath County for Sprague River Road, pursuant to provisions of the Act of February 5, 1948 (62 Stat. 17; 25 U.S.C. 323-328) and departmental regulations 25 C.F.R. 256, as amended and pursuant to the stipulations of the agreement dated June 24, 1955, between the United States, as represented by the Judge of Klamath County, Oregon, approved by A. W. Galbraith, Superintendent on March 29, 1956. Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513.)"
6. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,
Recorded: September 22, 1977
Book: M-77
Page: 17743

NOTE: This exception omits from said instrument any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

The said covenants, conditions, restrictions, easements, and/or setbacks were amended by instrument,

Recorded: April 11, 1979
Book: M-79
Page: 7918

The said covenants, conditions, restrictions, easements, and/or setbacks were amended by instrument,

Recorded: June 8, 1979
Book: M-79
Page: 13476

The said covenants, conditions, restrictions, easements, and/or setbacks were amended by instrument,

Recorded: April 20, 1989
Book: M-89
Page: 6684