

State of Oregon, County of Klamath  
Recorded 02/16/2005 2:44 p m  
Vol M05 Pg 10708-10  
Linda Smith, County Clerk  
Fee \$ 31<sup>00</sup> # of Pgs 3

After recording return to:

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Christopher W. Brand

3503 Van Epps Street SE

Olympia, WA 98501-5958

Until a change is requested all

tax statements shall be sent to

The following address:

Christopher W. Brand

3503 Van Epps Street SE

Olympia, WA 98501-5958

Escrow No. OM073374GC

MTC 68378

## STATUTORY WARRANTY DEED

**Patrick M. Gisler**, Grantor(s) hereby convey and warrant to **Christopher W. Brand and Kelly O. Brand, 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 1 in Block 1 of TRACT 1074, LEISURE WOODS, according to the official plat there of on file in the office of the County Clerk of Klamath County, Oregon.**

**Key No. 146498**

**2407-007B0-02400-000**

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:

See Attachment B

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. Easements as dedicated or delineated on the recorded plat for public utility and drainage. 4. Covenants, conditions and restrictions recorded October 1, 1998, Volume M98, Page 36239, Microfilm Records of Klamath County, Oregon. Said covenants, conditions and restrictions amended by instruments recorded February 23, 2000, Volume M00, Page 5556 and October 9, 1998, Volume M98, Page 37231, Microfilm Records of Klamath County, Oregon. Regulations and Assessments of the Diamond Peaks Road & Utility Association recorded October 1, 1998, Volume M98, Page 36239, Deed Records of Klamath County, Oregon. 5. Covenants, conditions and restrictions recorded May 17, 2000, Volume M00, Page 17878, Microfilm Records of Klamath County, Oregon. 6. 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. 7. 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.

Buyer acknowledges that any home constructed on property shall have a first floor of at least 1,000 square feet in size, exclusive of porches and garages.

The true and actual consideration for this conveyance is **\$39,000.00.**

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.

31.00 am

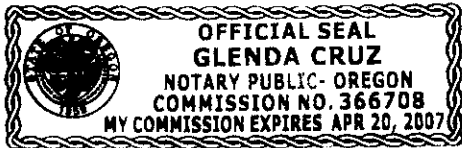
Dated this 15<sup>th</sup> day of February, 2005.

Patrick M. Gisler  
Patrick M. Gisler

State of Oregon  
County of ~~Klamath~~ Deschutes

This instrument was acknowledged before me on February 15, 2005 by Patrick M. Gisler.

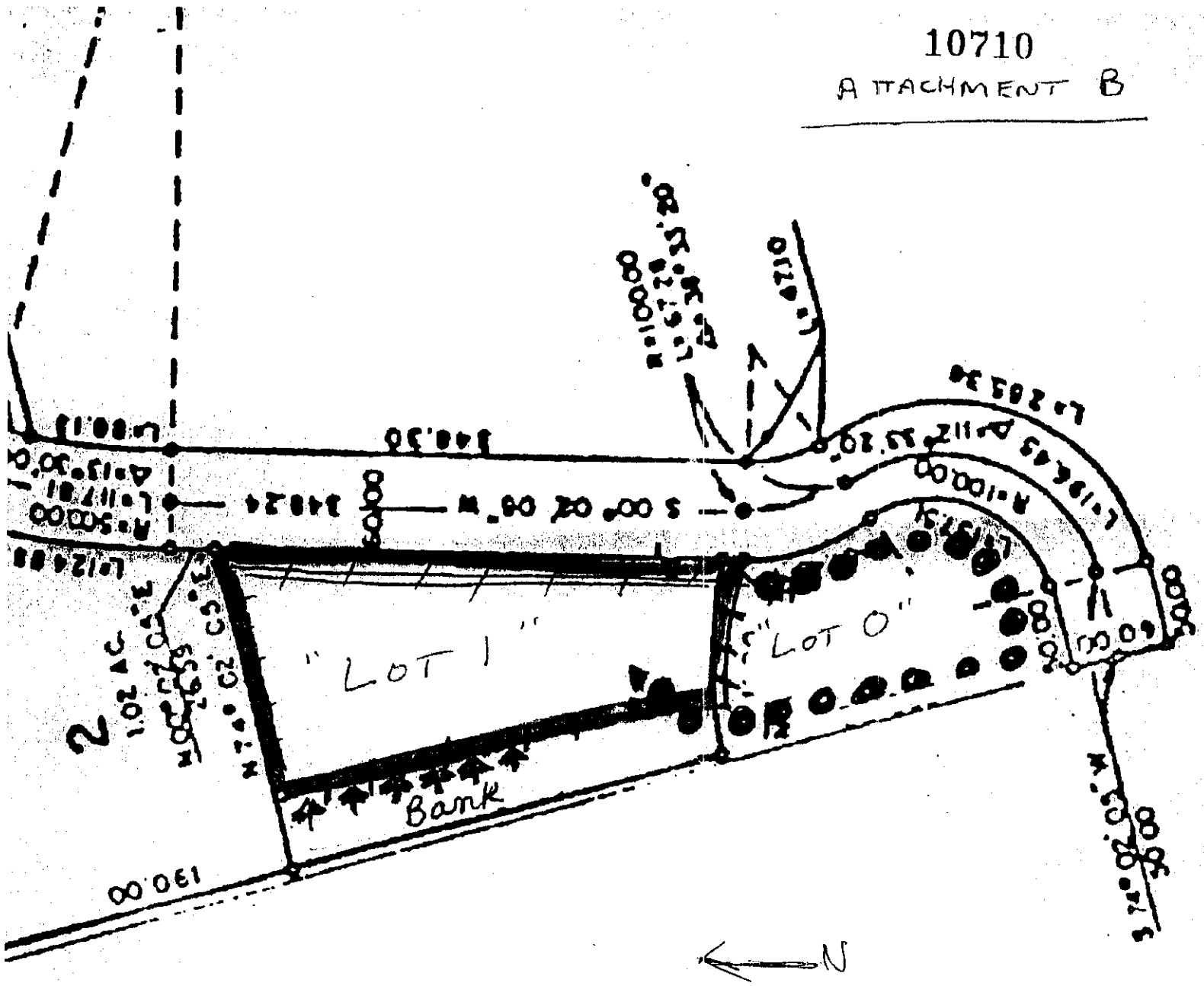
Glenda Cruz  
(Notary Public for Oregon)



My commission expires 4-20-2007

10710

ATTACHMENT B



x Chuter Brand  
Buyer  
x Chuter Brand  
Buyer  
x Chuter Brand  
Seller

Approved.

(Split Rail only)  
Same as Throughtout  
Subdivision

● ● ● Rocks  
▲ ▲ Tree Line