

05 MAR 22 PM 10:45

MTL-68659

Vol M05 Page 18692

State of Oregon, County of Klamath
Recorded 03/22/2005 10:45 a.m
Vol M05 Pg 18692-93
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2



After Recording Return To:

Warner Living Trust
Jerry A. Warner
P.O. Box 512
Lincoln City OR 97367

Send Tax Statements To:

Warner Living Trust
Jerry A. Warner
P.O. Box 512
Lincoln City OR 97367

Title Order No. 0068659
Escrow No. 10-42103
Tax Account No. 2406-001BD-
01800-000 A#144221

WARRANTY DEED
(ORS 93.850)

Rory S. Warner, an estate in fee simple, Grantor, conveys and warrants to Jerry A. Warner, Trustee(s) of the Warner Living Trust dated October 29, 1993, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

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.

The true consideration for this conveyance is \$12,000.00.

Dated this 18 day of March, 2005.

Rory S. Warner
Rory S. Warner

State of OR, County of Klamath)ss.

This instrument was acknowledged before me on 3-18, 2005
by Rory S. Warner.

Paige Olsen
Notary Public

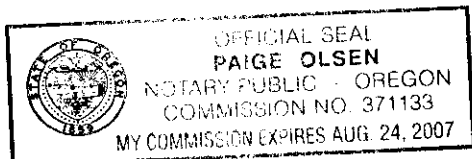
My commission expires: 8-24-07

STATE OF OREGON, }
County of Benton } ss.

On March 18th, 2005 before me personally appeared Rory S. Warner
DATE

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Paige Olsen
Notary Public for Oregon
My commission expires 8-24-07

Title No. 0068659

Escrow No. 10-42103

EXHIBIT 'A'Legal Description:

Lot 4, Block 2, CRESCENT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof,

Volume: M70, page 9343, Microfilm Records of Klamath County, Oregon

Reservations, restrictions, and easements as contained in plat dedication of Crescent Meadows, to wit:

"We do hereby dedicate all roads and streets as shown to the public for public use forever, further providing that minimum building line setback from State Highway 429 shall not be less than seventy (70) feet from center line. We do also dedicate all Utility Easements as shown hereon for said purposes forever."

Easements as dedicated or delineated on the recorded plat.

For: Utilities

Affects: The 10 feet adjacent to Street

An easement created by instrument, subject to the terms and provisions thereof,

Dated: August 28, 1953

Recorded: May 3, 2001

Volume: M01, page 20276, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation

For: Electric Transmission and distribution line or system

Affects: Not specifically located of record within the SE1/4 NW1/4 and S1/2 NE1/4 of Section 1, Township 24 South, Range 6 East

An easement created by instrument, subject to the terms and provisions thereof,

Dated: May 12, 1971

Recorded: May 3, 2001

Volume: M01, page 20278, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation

For: Primary line and in case consumer service entrance is more than 200 feet from roads, along property lines, guy stubs and anchor where necessary.

Affects: Along all roads within the plat of Crescent Meadows.