

05 MAY 13 3:34

MT-69690

AmeriTitle
Part Of The JELD-WEN Family

Vol M05 Page 34915

THIS SPACE RESERVE

State of Oregon, County of Klamath
Recorded 05/13/05 3:34 p m
Vol M05 Pg 34915-16
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:

James D. Bruce

63227 Service Road

Bend, OR 97701

Until a change is requested all

tax statements shall be sent to

The following address:

James D. Bruce

63227 Service Road

Bend, OR 97701

Escrow No. OM076477GC

STATUTORY WARRANTY DEED

Patrick M. Gisler, Grantor(s) hereby convey and warrant to **James D. Bruce**, 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 4 and 5 in Block 2 of LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No. 145168

2407-007A0-00500-000

Key No. 145177

2407-007A0-00600-000

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, restrictions, and easements as shown on recorded plat of Leisure Lodge Inc. 3. Covenants, conditions and restrictions recorded April 26, 1973, Volume M73, Page 4975, Amendment recorded December 3, 1975, Volume M75, Page 15196, October 1, 1998, Volume M98, Page 36239 and October 9, 1998, Volume M98, Page 37231, Microfilm records of Klamath County, Oregon. 4. Rules, regulations, levies and assessments of the Leisure Woods of Leisure Homeowner's Association recorded November 10, 1992, Volume M92, Page 26591, Microfilm records of Klamath County, Oregon. 5. Covenants, conditions and restrictions recorded January 2, 1990, Volume M90, Page 30, Amendment recorded November 10, 1992, Volume M92, Page 26591, Microfilm records of Klamath County, Oregon. 6. Easements as dedicated or delineated on the recorded plat for public utilities.

Subject to Covenants, Conditions, Restrictions and the by-laws of Diamond Meadows Tract 1384 Homeowners Association, Inc., recorded May 10, 2005, Volume M05, Page 33826 Microfilm records of Klamath County, Oregon.

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 **\$280,000.00**.

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 12th day of May, 2005.

Patrick M. Gisler

Patrick M. Gisler

By: Steven Trono

Steven Trono AKA Stephen Trono, His
Attorney in Fact

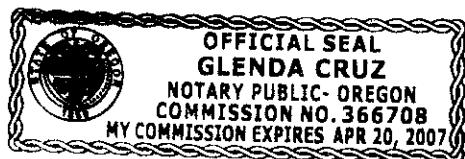
2600
am

State of Oregon

County of ~~Klamath~~ ^{Deschutes}

On this the 12th day of May, 2005, personally appeared Steven Trono AKA Stephen 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