

mtc-69689

Vol M05 Page 40032



State of Oregon, County of Klamath  
Recorded 05/31/05 3:46 p m

Vol M05 Pg 40032-33

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVED

After recording return to:

Mark Keith

PO Box 1625

Bend, Or. 97709

Until a change is requested all  
tax statements shall be sent to

The following address:

Mark Keith

PO Box 1625

Bend, Or. 97709

Escrow No. OM076476GC

### STATUTORY WARRANTY DEED

**Patrick M. Gisler**, Grantor(s) hereby convey and warrant to **Mark Keith as to a 27.5% undivided interest and Mark Keith and Mary Diane Keith, as to a 72.5% undivided interest as tenants by the entirety.**

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 8, 11 and 12 in Block 3 of LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Key No: 145211

2407-007A0-02200-000

Key No: 145266

2407-007A0-02500-000

Key No: 145275

2407-007A0-02600-000

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. 3. Covenants, conditions and restrictions recorded April 26, 1973, Volume M73, Page 4975, amendment recorded December 3 1975, Volume M75, Page 15196, amendment recorded October 1 1998, Volume M98, Page 36239, amendment recorded 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. Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of the Leisure Woods of Leisure Homeowners Association. 6. Easements as dedicated or delineated on the recorded plat for Pedestrian and equestrian easement. 7. 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 **\$200,000.00.**

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 27<sup>th</sup> day of May, 2005.

Patrick M. Gisler  
Patrick M. Gisler

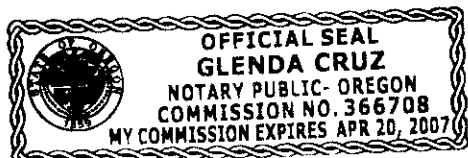
By: Steven Trono  
Steven Trono AKA Stephen Trono, His Attorney in Fact

260 m

State of Oregon  
County of Deschutes

40033

On this the 27<sup>th</sup> 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