

05 JUN 22 PM 3:29

MTC-70029

Vol M05 Page 46942

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After recording return to:

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

State of Oregon, County of Klamath  
Recorded 06/22/05 3:29 p m  
Vol M05 Pg 46942-43  
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 89  
JACKSONVILLE, OR 97530

## STATUTORY WARRANTY DEED

John D. DeHart and Esther M. DeHart, as tenants by the entirety

, Grantor, conveys and warrants to  
John C. Holmes and Tara Holmes, as tenants by the entirety

, 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 \$ 98,800.00.

**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 17<sup>th</sup> day of June, 2005

John D. DeHart  
Esther M. DeHart

STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of June, 2005 by  
John D. DeHart and Esther M. DeHart

April Lecomte  
Notary Public for Oregon  
My commission expires 8/21/08



2100 am

**EXHIBIT A****46943**

Lots 6 and 7 in Block 3 of MOUNTAIN LAKE HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3606-016C0-03300-000 Key No.: 318533

**SUBJECT TO:**

1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
2. Reservations and restrictions as contained in plat dedication, to wit:
3. "(1) A 20 foot building setback line along the front of all lots and a 15 foot building setback on the street sideline of all corner lots; (2) A 16 foot public utilities easement centered on the back and sidelines of all lots, said easement to provide ingress and egress for the construction and maintenance of said utilities; (3) A 37.50 foot building setback line along State Highway 140 where shown on the annexed map; (4) No direct access to lots from said State Highway except accesses approved or of record; (5) Additional restrictions as provided in recorded protective covenants."
4. Declaration of Protective Covenants, Conditions and Restrictions for Mountain Lakes Homesites, subject to the terms and provisions thereof, recorded December 6, 1972 in Volume M72, page 13970, Microfilm Records of Klamath County, Oregon.
5. Application to Exempt a Manufactured Structure from Registration and Titling, subject to the terms and provisions thereof;  
Dated: June 29, 2000  
Recorded: July 3, 2000  
Volume: M00 , page 24401, Microfilm Records of Klamath County, Oregon