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State Of Oregon, County Of Klamath

After recording return to:

M05-62886

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

08/26/2005 02:03:00 PM

Of Pages 2 Fee: \$26.00

**Until a change is requested, all tax statements
shall be sent to Grantee at the following address:**

1050 Holton Rd
Talent, OR 97540

ATC 62128

STATUTORY WARRANTY DEED

Daniel R. Maddox and Lucie A. Maddox and Phillip D. Morton and Gina R. Morton, not as tenants in common, but with right of survivorship.

GA, Grantor, conveys and warrants to ^{CA}
Gary ^{H.} Almquist and Claire ^{H.} Almquist, ~~EXCEPT BY THE EXCEPTY.~~
TRUSTEES OF THE ALMQUIST TRUST DATED MARCH 18, 2002

, 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 \$ 120,000.00.

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 23rd day of August, 2005.

Phillip D. Morton
Gina R. Morton

Daniel R. Maddox
Lucie A. Maddox

STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 23rd day of August, 2005, by
Daniel R. Maddox, Lucie A. Maddox, Phillip D. Morton and Gina R. Morton

Cordelia A. Crane
Notary Public for Oregon
My commission expires 6-7-09

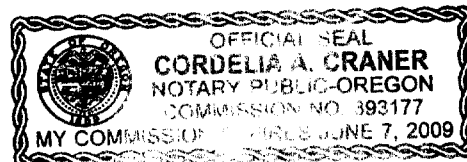


EXHIBIT A

Lot 5, Block 3, Tract No. 1051, Lakewoods Unit #2, according to the official plat thereof on file in the office of the Clerck of Klamath County, Oregon

SPECIAL EXCEPTIONS:

1. 2005-2006 Real Property Taxes, a lien in an amount to be determined, but not yet payable.
2. The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.
3. Conditions, restrictions and/or setbacks, as shown on the recorded plat of Tract No. 1051, Lakewoods Unit #2.
4. Setbacks, as shown on the recorded plat,
Affects: 50 foot building set back.
5. Setbacks, as shown on the recorded plat,
Affects: 30 foot building set back.
6. Setbacks, as shown on the recorded plat,
Affects: 20 foot building set back.
7. Vehicular access prohibited from Dead Indian County Road to Lots 1, 2, 3, 4 and 5 Block 3 and Lots 1, 2, 3, 4 and 5, Block 4.
8. The Bylaws, including the terms and provisions thereof, of the Lakewoods Owners Association, Inc.,
Recorded: February 27, 2002
Book: M-02
Page: 12018
9. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,
Recorded: February 27, 2002
Book: M-02
Page: 12035

NOTE: This exception omits from said instrument any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

10. An easement created by instrument, including the terms and provisions thereof,
Dated: May 7, 2002
Recorded: July 2, 2002
Book: M-02
Page: 37878
In favor of: United Telephone Company of the Northwest, an Oregon Corporation, dba Sprint
For: Communications System Right-of-Way Easement