

MTT-713266

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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

M05-63275

08/31/2005 03:18:56 PM

Of Pages 2 Fee: \$26.00

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

745 Rocky Road Drive
Medford, OR 97504

STATUTORY WARRANTY DEED

Stuart O. Carrico

, Grantor, conveys and warrants to

LaVerne R. Van Horn

, 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 \$ 45,000.00.

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 26 day of August, 2005.

X Stuart O. Carrico

STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 26th day of August, 2005, by
Stuart O. Carrico

Judith M. Seeger
Notary Public for Oregon

My commission expires 9/29/06



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EXHIBIT A

Lot 22, Block 5, 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: 3606-016C0-05500-000 Key No: 318034

SUBJECT TO:

Taxes for the fiscal year 2005-2006, a lien not yet due and payable.

Account No.: 3606-016C0-05500-000

Key No.: 318034

Code No.: 008

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol.

Reservations and Restrictions as contained in plat dedication of Mountain Lake Homesites, to wit: Hereby dedicate, donate and convey to the public, for public use forever, the streets and walkway as shown on the annexed plat, said plat subject to the following conditions: (1) A 20 foot building set-back line along the front of all lots and a 15 foot building set-back 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 set-back line along state Highway 140 where shown on the annexed map; (4) No direct access to lots from said State Highway except access approved or of record; (5) Additional restrictions as provided in recorded protective covenants.

Easement subject to the terms and provisions thereof, as recorded August 6, 1956, in Deed Volume 285, page 407, from A. E. Wampler and Mayme Wampler to the California Oregon Power Company over and across a portion of Section 16 and the S1/2 of Section 17, Township 36 South, Range 6 East of the Willamette Meridian.

Covenants, conditions and restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, subject to the terms and provisions thereof, recorded December 6, 1972 in Volume M72, 13970, Microfilm Records of Klamath County, Oregon.