



MTT-71355

M05-66505

Klamath County, Oregon

10/13/2005 03:05:25 PM

Pages 1 Fee: \$21.00

After recording return to:

James M. Cole

63327 Service Road

Bend, OR 97701

Until a change is requested all
tax statements shall be sent to
The following address:

James M. Cole

63327 Service Road

Bend, OR 97701

Escrow No. OM080579GC

Title No. 0071355

STATUTORY WARRANTY DEED

Patrick M. Gisler, Grantor(s) hereby convey and warrant to **James M. Cole and Traci L. Cole, 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:

Lot 8, DIAMOND MEADOWS, TRACT NO. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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. Agreement and Easement recorded June 13, 1968 Volume M68, Page 5239, Microfilm Records of Klamath County, Oregon. 3. Covenants, conditions and restrictions recorded May 10, 2005, Volume M05, Page 33826, Microfilm Records of Klamath County, Oregon. 4. Rules, regulations, levies and assessments of the Diamond Meadows Tract #1384 Homeowner's Association recorded May 10, 2005, Volume M05, Page 33826, Microfilm Records of Klamath County, Oregon. 5. Covenants, conditions, restrictions and easements as shown on recorded plat. 6. Easements as dedicated or delineated on the recorded for slope. 7. Easements as dedicated or delineated on the recorded plat for access for Lot 7.

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 **\$100,000.00**.

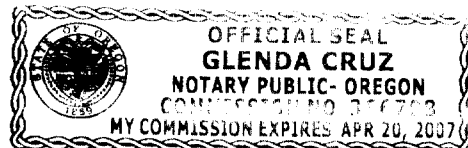
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 12 day of October, 2005.

Patrick M. Gisler
Patrick M. Gisler

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

State of Oregon
County of Deschutes



On this the 12th day of October, 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.

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007

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