

MTL-71894

40g04026911w

**After recording return to:**

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

**M05-66910**

Klamath County, Oregon

10/19/2005 02:55:29 PM

Pages 3 Fee: \$31.00

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

2532 Whitechapel Place  
Thousand Oaks CA 91362

## STATUTORY WARRANTY DEED

Curt M. Green

, Grantor, conveys and warrants to  
Dennis Michael

, 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 \$ 440,453.00.

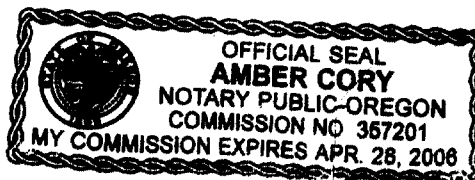
**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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 day of October, 2005.

STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 17 day of October 2005, by  
Curt M. Green

Amber Cory  
Notary Public for Oregon  
My commission expires 4/28/06



3/00

**EXHIBIT A**

**Lot 10 Block 1, TRACT NO. 1034, LAKEWOODS SUBDIVISION UNIT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No: 3805-005B0-01100-000**

**Key No: 71193**

**SUBJECT TO:**

1. Taxes for the fiscal year 2005-2006, a lien not yet due and payable.  
Account No.: 3805-005B0-01100-000      Key No.: 71193  
Code No.: 008
2. 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.
3. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: May 8, 1962  
Recorded: May 8, 1962  
Volume: 337, page 294, Deed Records of Klamath County, Oregon  
In favor of: United States of America  
For: Right of way 84 feet in width for road purposes
4. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: September 16, 1969  
Recorded: April 19, 1970  
Volume: M70, page 2498, Microfilm Records of Klamath County, Oregon  
In favor of: Klamath County  
For: Easement for public road and highway
5. Covenants, conditions, restrictions and easements as shown on the recorded plat of Tract No. 1034, Lakewoods Subdivision Unit No. 1, to wit:  
  
"hereby dedicate, donate, and convey to the public use forever, all streets shown on the annexed plat, said plat being subject to the following restrictions: 1) Dwelling setback lines as shown on the annexed plat. 2) Prohibited Vehicular access as noted."
6. Bylaws of Lakewoods Owners Association, Inc., a non-profit corporation;  
Recorded: February 27, 2002  
Volume: M02, page 12018, Microfilm Records of Klamath County, Oregon.
7. Declaration of Covenants and Restrictions for Lakewoods Subdivision, a Class 1 Planned Community;  
Recorded: February 27, 2002  
Volume: M02, Page 12035, Microfilm Records of Klamath County, Oregon.

8 . Communications System Right of Way Easement, subject to the terms and provisions thereof;  
Recorded: July 2, 2002  
Volume: M02, page 37878, Microfilm Records of Klamath County, Oregon.

9 . An easement created by instrument, subject to the terms and provisions thereof,  
Dated: August 6, 2003  
Recorded: September 4, 2003  
Volume: M03, page 65267, Microfilm Records of Klamath County, Oregon  
In favor of: United Telephone Company of the Northwest, an Oregon Corporation, d/b/a  
Sprint, its successors, assigns, lessees and agents  
For: Communication system  
Affects: All lots and blocks in Lakewoods Subdivision Unit No. 1 and also in  
Units 2 and 3

10 . Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

11 . Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.

(If there is not new construction, the survey will be waived.)

12 . Rights of parties in possession, or claiming to be in possession, other than above vestees.

13 . Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.