



M05-69486

Klamath County, Oregon

11/21/2005 10:05:06 AM

Pages 2 Fee: \$26.00

After recording return to:

Richard D. Siragusa

PO Box 25

Crescent Lake, OR 97425

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

Richard D. Siragusa

PO Box 25

Crescent Lake, OR 97425

Escrow No. OM083348GC

Title No. 0072077

STATUTORY WARRANTY DEED

Patrick M. Gisler, Grantor(s) hereby convey and warrant to **Richard D. Siragusa**, 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 28 in Block 1, Tract 1074, LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No.: 145033

2407-007A0-01600-000

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. Covenants, conditions and restrictions as shown on recorded plat of Tract 1074-Leisure Woods. 3. Reservations as contained in plat dedication. 4. Easements as dedicated or delineated on the recorded plat for Public Utilities. 5. Covenants, conditions and restrictions recorded April 26, 1973, Volume M73, Page 4975, amendment recorded December 3, 1975, Volume M75, Page 15196, amendment recorded October 9, 1998, Volume M98, Page 37231, Microfilm Records of Klamath County, Oregon. 6. Covenants, conditions and restrictions recorded January 2, 1990, Volume M90, Page 30, amendment recorded November 10, 1992, Volume M92, Page 26591, amendment recorded October 9, 1998, Volume M98, Page 37231, Microfilm Records of Klamath County, Oregon. 7. Rules regulations, levies and assessments of the Leisure Woods of Leisure Association recorded November 10, 1992, Volume M92, Page 26591, Microfilm Records of Klamath County, Oregon.

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 **\$149,000.00**.

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.

26.0

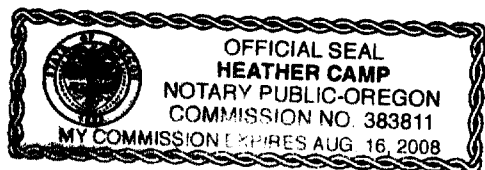
Dated this 11 day of November, 2005.

Patrick M. Gisler
Patrick M. Gisler

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

State of Oregon
County of Deschutes

On this the 16th day of NOVEMBER, 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.



Heather Camp
(Notary Public for Oregon)
My commission expires 8-16-08