

mtc-73352



M06-03146

Klamath County, Oregon

02/17/2006 02:51:08 PM

Pages 2 Fee: \$26.00

After recording return to:

Douglas C. Biolchini

1536 midflower way
south Bend, IN 46617

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

Douglas C. Biolchini

Same as above

Escrow No. OM086936GC

Title No. 086936

SWD

STATUTORY WARRANTY DEED

Patrick M. Gisler, Grantor(s) hereby convey and warrant to **Douglas C. Biolchini, as to an undivided 50% interest and Thomas A. Biolchini, as to an undivided 50% interest as tenants in common**, Grantee(s) the following described real property in the County of ~~and~~ ^{Klamath} State of Oregon free of encumbrances except as specifically set forth herein:

Lot 31 in DIAMOND MEADOWS, TRACT 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2407-007DO-~~07600~~-000
13400

Key No. ~~144693~~
892165

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 plat for utility. 6. Easements as dedicated or delineated on the recorded plat for drainage.

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 **\$45,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

26.00

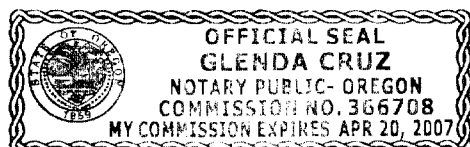
Dated this 16 day of February, 2006.

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 16th day of February, 2006, 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.



Before me:

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007