

mtc-73586

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-06330**

Klamath County, Oregon

04/03/2006 10:52:27 AM

Pages 2 Fee: \$26.00

After recording return to:

William T. McCarter

3788 Peppertree Drive

Eugene, OR 97402

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

William T. McCarter

3788 Peppertree Drive

Eugene, OR 97402

Escrow No. OM087636GC

Title No. 0073586

SWD

### STATUTORY WARRANTY DEED

**Patrick M. Gisler**, Grantor(s) hereby convey and warrant to **William T. McCarter and Bernadette A. Hrabak, 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 29, DIAMOND MEADOWS, TRACT NO. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Key No: 892164**

**2407-007D0-13300-000**

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. 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 and ingress and egress.

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 **\$55,000.00**.

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

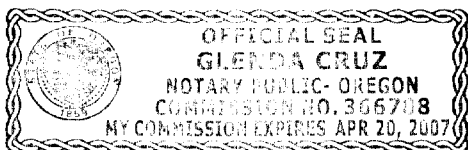
Dated this 14<sup>th</sup> day of MARCH, 2006.

Patrick M. Gisler  
Patrick M. Gisler

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

State of Oregon  
County of Deschutes

On this 14<sup>th</sup> day of MARCH, 2006, personally appeared Stephen Trono aka Steven 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