

mtc-73717

M06-06456

Klamath County, Oregon

04/04/2006 10:47:10 AM

Pages 2 Fee: \$26.00

WARRANTY DEED

Robert McCamey, hereinafter referred to as "Grantor", conveys and warrants unto Daniel Bissey and C. Suzanne Bissey, husband and wife, all that real property situated in Klamath County, State of Oregon and described as:

Lots 15 and 16, ODESSA SUMMER HOME SITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor hereby covenants that Grantor is the owner of the above-described property free of all encumbrances except:

1. 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.

2. A 20 foot building setback from street as shown on dedicated plat.

3. Restrictions and easements as contained in plat dedication, to wit:

"Subject to setback lines of not less than 20 feet from street boundaries and an easement strip 10.0 feet in width with right of ingress and egress at the rear of all lots for public utilities."

4. Covenants, conditions and restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, subject to the terms and provisions thereof, recorded January 8, 1959 in Volume 308, page 401, Deed Records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$79,853.

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

Mail Tax Statements to:

750 N LAUREL STREET
ASHLAND OR 97520

After Recording Return To:

DAVIS, HEARN, SALADOFF & SMITH
A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
(541) 482-3111 FAX (541) 488-4455
www.davishearn.com

Warranty Deed -1-

26.00

INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING THE 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)).


DATED this 23 day of March, 2006.


Robert McCamey

STATE OF OREGON)
) §
COUNTY OF JACKSON)

On the 23rd day of March, 2006, personally appeared the above-named Robert McCamey and acknowledged the foregoing instrument to be a voluntary act. Before me:




Notary Public for Oregon
My Commission Expires: 6/22/07