



M06-11504

Klamath County, Oregon

06/07/2006 11:05:46 AM

Pages 2 Fee: \$26.00

After recording return to:
Smith's Custom Construction
Attn: Timothy D.. Smith
35283 Oak View Drive
Brownsville, OR 97327

Until a change is requested, all tax statements shall be sent
to the following address:
Smith's Custom Construction
Attn: Timothy D.. Smith
35283 Oak View Drive
Brownsville, OR 97327

ASPEW: 63352

STATUTORY WARRANTY DEED

Larry R. Bowman and Karen L. Bowman, Grantor, conveys and warrants to Smith's Custom Construction, Inc. Grantee, the following described real property free of encumbrances except as specifically set forth herein:

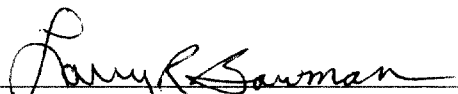
Lot 2, Block 2, RIVER PINE ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon


Tax Account No. Code 112 map 2309-014AO TL00500 Key # 131958

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$35,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY UNDER ORS 197.352. 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

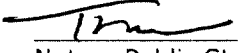
Dated 5 day of June, 2006


Larry R. Bowman


Karen L. Bowman

STATE OF OREGON
COUNTY OF LINN

The foregoing instrument was acknowledged before me this 5 day of June, 2006 by Larry R. Bowman and Karen L. Bowman.


Notary Public State of Oregon
My commission expires: 05/15/2010

Order No. 25g0032712



Exhibit "A" with Exceptions

Subject to:

1. The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.
2. Conditions, restrictions easements and/or setbacks, as shown on the recorded plat of River Pine Estates.
3. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,
Recorded: July 14, 1965
Book: 363
Page: 180

NOTE: This exception omits from said instrument any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

4. An easement created by instrument, including the terms and provisions thereof,
Recorded: January 2, 1952
Book: 258
Page: 425
In favor of: Midstate Electric Cooperative, Inc.
For: Right of Way
5. An easement created by instrument, including the terms and provisions thereof,
Recorded: May 22, 1967
Book: M-67
Page: 3802
In favor of: Midstate Electric Cooperative, Inc.
For: Electric transmission line
6. An easement created by instrument, including the terms and provisions thereof,
Recorded: April 10, 1987
Book: M-87
Page: 5994
In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation
For: Electric line right of way
7. An easement created by instrument, including the terms and provisions thereof,
Recorded: December 24, 1987
Book: M-87
Page: 22953
In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation
For: Electric line right of way
8. An easement created by instrument, including the terms and provisions thereof,
Recorded: September 12, 1990
Book: M-90
Page: 18297
In favor of: Midstate Electric Cooperative, Inc., a cooperative
For: Electric line right of way
9. An easement created by instrument, including the terms and provisions thereof,
Dated: May 11, 1967
Recorded: February 10, 2000
Book: M-00
Page: 4288
In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation
For: Electric transmission or distribution line or system