



THIS SPACE RESERVED FOR RECORDER'S USE

M06-11964

Klamath County, Oregon

06/12/2006 03:05:41 PM

Pages 2 Fee: \$26.00

After recording return to:

Flor D. Marquina

942 NW 33rd Street

Corvallis, OR 97330

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

Flor D. Marquina

942 NW 33rd Street

Corvallis, OR 97330

Escrow No. OM090216GC

Title No. 0074552

SWD

STATUTORY WARRANTY DEED

Patrick M. Gisler, Grantor(s) hereby convey and warrant to **Flor D. Marquina and Carrie E. Harris**, not as tenants in common but with right of survivorship, 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 34 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: 145088

2704-007A0-01100-000

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. Reservation 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. 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.

Subject to Covenants, Conditions, Restrictions and the by-laws of Diamond Meadows Tract 1384 Homeowners Association, Inc., recorded May 10, 2005, Volume M05, Page 33826 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**.

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

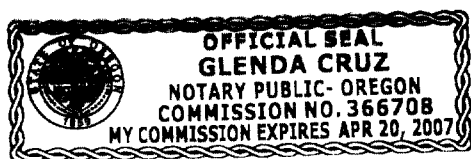
Dated this 9th day of June, 2006.

Patrick M. Gisler
Patrick M. Gisler

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

State of Oregon
County of Klamath

On this 9th day of June, 2006, personally appeared Stephen Trono AKA Steven Trono, as attorney in fact for Patrick M. Gisler and that executed the foregoing instrument by authority of and in behalf of said principal; and 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