



2006-018139

Klamath County, Oregon



00003295200600181390020025

After recording return to:

Victor T. Catalina & Dawn J. Catalina

P.O. Box 6581 / 96467 Ocean Park Drive
Brookings, OR 97415-0285

09/08/2006 10:51:33 AM

Fee: \$26.00

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

Victor T. Catalina & Dawn J. Catalina

P.O. Box 6581 / 96467 Ocean Park Drive
Brookings, OR 97415-0285

MTC-76433

STATUTORY WARRANTY DEED

Marvin E Heater and Jeanne E Heater, Grantor, conveys and warrants to Victor T. Catalina and Dawn J. Catalina, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 6 in Block 2 of Tract 1034, LAKEWOODS DEVELOPMENT SUBDIVISION UNIT NO. 1,
according to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

Tax Account No: 3805-005B0-03600-000

Key No: 71371

Tax Account No.

This property is free of encumbrances, EXCEPT:

SEE EXHIBIT "A" WITH EXCEPTIONS

The true consideration for this conveyance is \$485,000.00

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 5th day of Sept. ~~August~~, 2006

Marvin E. Heater by Brian M. Heater → Jeanne E. Heater by Brian M. Heater
Marvin E Heater attorney in fact Jeanne E Heater attorney in fact

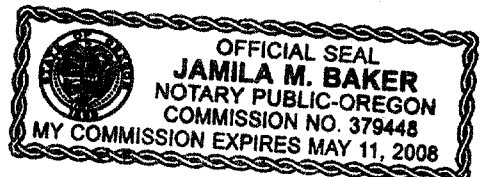
STATE OF OREGON

COUNTY OF JacksonThe foregoing instrument was acknowledged before me this 5th day of September, 2006 by
Marvin E. Heater and Jeanne E. Heater Brian M. Heater, attorney in fact Jeanne E.
Heater and Marvin E. Heater

Notary Public State of Oregon

My commission expires: May 11, 2008

Order No. 40g0403981



26.00

Exhibit "A" with Exceptions

Subject to:

7. Taxes for the fiscal year 2006-2007, a lien not yet due and payable.
Account No: 3805-005B0-03600-000
Key No: 71371
Code No: 008
8. 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.
9. An easement created by instrument, subject to the terms and provisions thereof,
Dated: May 8, 1962
Recorded: May 8, 1962
Volume: 337, page 294, Deed Records of Klamath County, Oregon
In favor of: United States of America
For: Right of way 84 feet in width for road purposes
10. An easement created by instrument, subject to the terms and provisions thereof,
Dated: September 16, 1969
Recorded: April 19, 1970
Volume: M70, page 2498, Microfilm Records of Klamath County, Oregon
In favor of: Klamath County
For: Easement for public road and highway
11. Covenants, conditions, restrictions and easements as shown on the recorded plat of Tract No. 103 Lakewoods Subdivision Unit No. 1, to wit:

"hereby dedicate, donate, and convey to the public use forever, all streets shown on the annexed plat, said plat being subject to the following restrictions: 1) Dwelling setback lines as shown on the annexed plat. 2) Prohibited Vehicular access as noted."
(Note: Vehicular access prohibited from Dead Indian Co.. Road to Lot 1, Block 1 and Lots 1, 16, 17, and 24, Block 2).
12. Bylaws of Lakewoods Owners Association, Inc., a non-profit corporation;
Recorded: February 27, 2002
Volume: M02, page 12018, Microfilm Records of Klamath County, Oregon.
13. 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: February 27, 2002
Volume: M02, page 12035, Microfilm Records of Klamath County, Oregon

Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of the Lakewoods Owner's Association, Inc.
14. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: July 2, 2002
Volume: M02, page 37878, Microfilm Records of Klamath County, Oregon
From: Lakewoods Development LLC
In favor of: United Telephone Company of the Northwest
For: Communications system right-of way easement
(Affects within all designated roads and contiguous with the interior side of all lot lines within Subdivision Units Nos. 1, 2, and 3)
15. An easement created by instrument, subject to the terms and provisions thereof,
Dated: August 6, 2003
Recorded: September 4, 2003
Volume: M03, page 65267, Microfilm Records of Klamath County, Oregon
In favor of: United Telephone Company of the Northwest
For: Construct, operate, maintain, expand, replace and remove a communication system