



TH 2006-019392
Klamath County, Oregon



09/26/2006 03:47:15 PM

Fee: \$21.00

After recording return to:

Michael Hall

2373 N.W. 185th, Suite 673

Hillsboro, OR 97124

Until a change is requested all

tax statements shall be sent to

The following address:

Michael Hall

2373 N.W. 185th, Suite 673

Hillsboro, OR 97124

Escrow No. OM093643GC

Title No. 0076654

SWD

MTC 74654

STATUTORY WARRANTY DEED

Steven A. Trono Also Known As Stephen A. Trono, Grantor(s) hereby convey and warrant to **Michael Hall**, 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 8 in Block 5 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

2407-007D0-0100-000

Key No. 10357

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

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 the recorded plat of Tract No. 1119-Leisure Woods Unit 2. 3. Easements as dedicated or delineated on the recorded plat for drainage. 4. Covenants, conditions and restrictions recorded February 12, 2002, Volume M02, Page 8503, re-recorded April 15, 2002, Volume M02, Page 21922, Microfilm Records of Klamath County, Oregon. Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of the Diamond Summit at Leisure Woods II Homeowners Association. 5. Easement recorded May 3, 2001, Volume M01, Page 20282; Amendment recorded August 8, 2005, Volume M05, Page 61348, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$275,000.00**.

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 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 ORS 197.352.

Dated this 25th day of September 2006

Stephen A. Trono

Stephen A. Trono

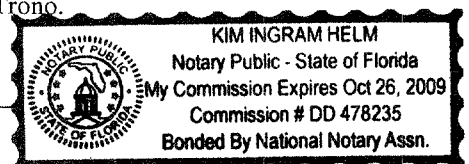
State of ~~Oregon~~ Florida

County of Palm Beach

This instrument was acknowledged before me on September 25, 2006 by Stephen A. Trono.

[Signature]
(Notary Public for ~~Oregon~~ Florida)

My commission expires 10/26/09



2006