

2006-020069

Klamath County, Oregon



00005567200600200690020026

10/05/2006 11:32:09 AM

Fee: \$26.00

After recording return to:

Richard L. Mould
Patricia C. Mould
3098 Lazy Creek Drive

Medford, OR 97504
Until a change is requested, all tax statements shall be sent
to the following address:
Richard L. Mould
Patricia C. Mould
3098 Lazy Creek Drive
Medford, OR 97504

ASPEN: 63923

STATUTORY WARRANTY DEED

Alan H. Plotkin and Shelley D. Simson, Grantor, conveys and warrants to Richard L. Mould and Patricia C. Mould, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 28, Block 7, Tract No. 1017, MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the Clerk Of Klamath County, Oregon

Tax Account No. R320389

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$177,000.00

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 3rd day of September, 2006

Alan H. Plotkin

Shelley D. Simson

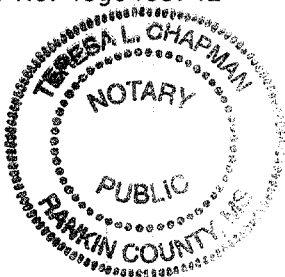
STATE OF MS
COUNTY OF Rankin

The foregoing instrument was acknowledged before me this 3rd day of October, 2006 by Alan H. Plotkin and Shelley D. Simson.

Notary Public State of ~~Oregon~~ Mississippi

My commission expires: ~~My Commission Expires May 24, 2007~~

Order No. 46g0468742



\$26.01

Warranty Deed
ORRQ 6/2005; Rev. 1/2006

Exhibit "A" with Exceptions

Lot 28, Block 7, Tract No. 1017, MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 078 MAP 3606-017DO TL 06300 KEY #320389

Subject to:

Covenants, conditions, restrictions, rights of way, easements and reservations now of record, if any.

- 1. 2006-2007 Real Property Taxes, a lien in an amount to be determined, but not yet payable.**
- 2. The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.**
- 3. Conditions, restrictions easements and/or setbacks, as shown on the recorded plat of Tract 1017, Mountain Lakes Homesites**
- 4. An easement created by instrument, including the terms and provisions thereof,
Dated: August 2, 1956
Recorded: August 6, 1956
Book: 285
Page: 407
In favor of: The California Oregon Power Company
For: Electrical right of way
(SW 1/4 NE 1/4, NW 1/4 SE 1/4, N 1/2 SW 1/4, of Section 16, S 1/2 of Section 17)**
- 5. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,
Recorded: December 6, 1972
Book: M72
Page: 13970**

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.