



2006-020179

Klamath County, Oregon



00005695200600201790020028

10/06/2006 12:19:14 PM

Fee: \$26.00

After recording return to:

Gregory C. Sedminik7900 Orchard Port AveLas Vegas, NV 89131

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

Gregory C. Sedminik7900 Orchard Port AveLas Vegas, NV 89131Escrow No. OM094079GCTitle No. 0076988

SWD

MTC 10988

STATUTORY WARRANTY DEED

Patrick M. Gisler, Grantor(s) hereby convey and warrant to **Gregory C. Sedminik and Theresa R. Sedminik, as tenants by the entirety**, Grantee(s) the following described real property in the County of and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 26 Block 1 of Tract No. 1074, LEISURE WOODS, in the County of Klamath, State of Oregon

2407-007AO-01800-000

Key No: 145104

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. Covenants, conditions, restrictions, and easements as shown on recorded plat. 2. 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. 3. Covenants, conditions and restrictions recorded January 2, 1990, Volume M90, Page 30; amendment recorded November 10, 1992, Volume M92, Page 26591, Microfilm Records of Klamath County, Oregon. 4. Utility easement as shown on the official plat.

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 **\$123,000.00**.

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 5th day of October, 2006.

Patrick M. Gisler
Patrick M. Gisler

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

2600

State of Oregon
County of Deschutes

On this 5TH day of October, 2006, personally appeared Steven Trono AKA Stephen Trono, as attorney in fact for Patrick M. Gisler and that he executed the foregoing instrument by authority of and in behalf of said principal; and he 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

