



THIS SPACE RE

2006-023750
Klamath County, Oregon



11/29/2006 11:11:31 AM

Fee: \$26.00

After recording return to:

Christopher Giroux

2384 Laurelhurst Road

Eugene, OR 97402

Until a change is requested all

tax statements shall be sent to

The following address:

Christopher Giroux

2384 Laurelhurst Road

Eugene, OR 97402

Escrow No. OM094814gc

Title No. 0077395

SWD

MITC 77395

STATUTORY WARRANTY DEED

Patrick M. Gisler, Grantor(s) hereby convey and warrant to **Christopher Giroux**, 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 13, DIAMOND MEADOWS, TRACT NO. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2407-018AO-04700-000

Key No. 892168

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 Tiber Fire Patrol. 2. Agreement and Easement recorded June 13 1968, Volume M68, Page 5239, Microfilm Records of Klamath County, Oregon. 3. Covenants, conditions and restrictions recorded May 10, 2005, Volume M05, Page 33826, Microfilm Records of Klamath County, Oregon. 4. Rules, regulations, levies and assessments, of the Diamond Meadows Tract #1384 Homeowner's Association recorded May 10, 2005, Volume M05, Page 33826, Microfilm Records of Klamath County, Oregon. 5. Covenants, conditions, restrictions, and easements as shown on recorded plat. 6. Easements as dedicated or delineated on the recorded plat for slope.

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 **\$139,000.00**.

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.

240-

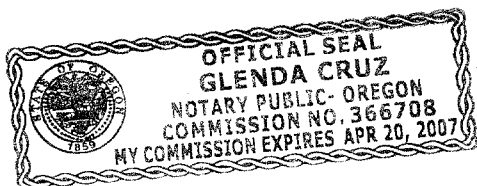
Dated this 14th day of November, 2006.

Patrick M. Gisler
Patrick M. Gisler

By: Stephen Trono
Steven Trono also known as Stephen Trono, His
Attorney in Fact

State of Oregon
County of Deschutes

On this 14th day of November, 2006, personally appeared Steven Trono also known as 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