

2006-023905

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Daniel W. Lobdell
1724 Homedale Road.
Klamath Falls, OR 97601.



11/30/2006 03:37:38 PM

Fee: \$31.00

Until a change is requested all tax statements shall be
sent to the following address:
Daniel W. Lobdell
1724 Homedale Road
Klamath Falls, Oregon 97063

SPACE RESERVED
FOR
RECORDER'S USE

Escrow No.: 42-433744-DJN
Order No.: 433744

MTCT7540
WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Janice E. Miller Nancy S. Merino, with rights of survivorship.

Grantor, conveys and warrants to

Daniel W. Lobdell, an unmarried man.

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

~~PREPARED~~

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, 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.

ENCUMBRANCES: See attached

The true consideration for this conveyance is \$106,200.00.

Dated November 28 2006; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Janice E. Miller
Janice E. Miller
Nancy S. Merino
Nancy S. Merino

STATE OF OREGON
County of Klamath

This instrument was acknowledged before me on the 28 day of November, 2006 by Janice E. Miller and Nancy S. Merino.

[Signature]
Notary Public for Oregon

My Commission Expires: 12/20/06

(SEAL)



31-

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 92 and a portion of Tract 93 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, that portion of Tract 93 described as follows:

Beginning at the SE corner of said Tract 93, the North along the East boundary line of said Tract 93 a distance of 15 feet to a point; thence West and parallel to the South line of said Tract a distance of 91 feet to a point; thence South and parallel to the East line of said Tract a distance of 15 feet to the South line of said Tract; thence East along said South line a distance of 91 feet to the point of beginning.

EXHIBIT "B"

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of North Shasta Light District.

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath County Drainage Service District.

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of South Suburban Sanitary District.

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Enterprise Irrigation District.

Building setback line 30 feet from street as shown on dedicated plat.

Reservations and restrictions as contained in plat dedication of Yalta Gardens, to wit:

"hereby dedicate, donate, and convey to the public use forever, the roads, irrigation laterals, underground irrigation system and Lot 66 for a park subject to the setback lines as shown on annexed plat and an easement over all lots for future sewers or utilities along the back line of all lots."

Easement for future sewer and utility lines along the back line of all lots as reserved in plat dedication.

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 provisions thereof, contained in Deed:

Record: May 21, 1951

Volume: 247, page 296, Deed Records of Klamath County, Oregon (Affects Tract 92)

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, contained in Deed:

Recorded: December 21, 1951

Volume: 251, page 610, Deed Records of Klamath County, Oregon (Affects Tract 93)

Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.
(if there is not new construction, the survey will be waived)