

MTCT7721
After Recording Return To:

Francis Hansen & Martin LLP
1148 NW Hill Street
Bend, OR 97701

2006-025321
Klamath County, Oregon



12/26/2006 11:31:53 AM

Fee: \$36.00

Until a change is requested, all
tax statements shall be sent to:

Rudy Dory Family Properties LLC
704 NW Harmon Blvd.
Bend, OR 97701

WARRANTY DEED

RUDY DORY FAMILY PROPERTIES LLC, an Oregon limited liability company, Grantor, conveys and warrants to GERRY R. DORY and DEBORAH G. YAW DORY, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

Tax Account No: 3407-027DD-00800-000

SUBJECT TO: See attached Exhibit "B"

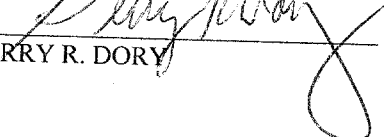
The consideration given for this conveyance is the sum of Eighty Thousand Dollars (\$80,000.00).

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, 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 18 day of December, 2006.

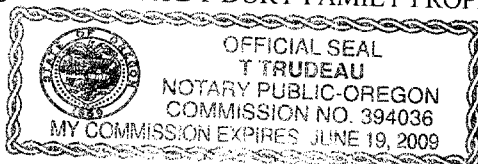
GRANTORS:

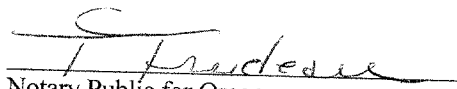
RUDY DORY FAMILY PROPERTIES LLC

By: 
GERRY R. DORY

STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me on December 18th, 2006 by Gerry R. Dory as Managing Member of RUDY DORY FAMILY PROPERTIES LLC, an Oregon limited liability company.




Notary Public for Oregon

WARRANTY DEED - 1 of 1
(12/18/2006)

Francis Hansen & Martin, LLP
1148 N.W. Wall Street • Bend, Oregon 97701-1914
(541) 389-5010

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

36-

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7 in Block 11, of TRACT NO. 1050, WINEMA PENINSULA UNIT 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress across the Southwest corner of Lot 6, Block 11, said Tract No. 1050, Winema Peninsula, Unit 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, as reserved in Warranty Deed recorded June 2, 1986 in Volume M86, page 9517, Microfilm Records of Klamath County, Oregon.

Account No.: 3407-027DD-00800-000

Key No.: 195611

GENERAL EXCEPTIONS:

1. *Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.*
2. *Easements, liens encumbrances, interests or claims thereof which are not shown by the public records. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.*
3. *Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.*
4. *Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof, water rights, claims or title to water, whether or not the matters excepted are shown by public record.*
5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*

SPECIAL EXCEPTIONS:

6. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
7. Reservations contained in Land Status Report;
Recorded: December 9, 1958
Volume: 307, page 295, Microfilm Records of Klamath County, Oregon
As Follows:
The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the right of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L. D. 513)
8. Covenants, conditions and restrictions, as shown on the recorded plat, as follows:
Also dedicate, donate and convey to the Klamath County the areas shown on the annexed plat as ONE FOOT STREET PLUGS and RESERVE STRIPS, said areas to be released by the County governing body as the adjoining property is properly developed, said plat being subject to the following restrictions: (1) A 45 foot building setback line along the front of all lots as shown on the annexed plat; a 45 foot building setback line along all side and back lot lines. (2) A 16 foot public utilities easement centered on all side and back lot lines for construction and maintenance of public utilities, any construction thereon to be at the lot owners risk. (3) All wells and septic tanks to be subject to approval of the Oregon Department of Environmental Quality. (4) A power line easement as shown on the annexed plat. (5) All easements and reservations of record.

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EXHIBIT

B

1 OF 2

9. Building setback line as delineated on the faces of said plat.
Affects: The Westerly 45' adjacent to Braymill Drive
10. Sanitary setback line as delineated on the face of said plat.
Affects: The Easterly 100 feet
11. Building setback lines as disclosed in the plat dedication.
Affects: Along all side and back lot lines
12. Easement for public utilities as disclosed in the plat dedication:
Affects: 8 feet along all side and back lot lines
13. Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Williamson River, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof.

EXHIBIT B
2 OF 2