

2007-002803

Klamath County, Oregon



00015403200700028030020026

02/16/2007 03:01:15 PM

Fee: \$26.00



After recording return to:
Norman W. Mathis

710 N. Mountain Ave
Ontario, CA 91762

Until a change is requested, all tax statements shall be sent
to the following address:
Norman W. Mathis

710 N. Mountain Ave
Ontario, CA 91762

STATUTORY WARRANTY DEED

Marvin E. Heater, Grantor, conveys and warrants to Norman W. Mathis, Grantee, the following
described real property free of encumbrances except as specifically set forth herein:

LOT 14, BLOCK 3, TRACT NO. 1051, LAKEWOODS UNIT NO. 2, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON
Tax Account No. R71790

This property is free of encumbrances, EXCEPT:

SEE EXHIBIT "A" WITH EXCEPTIONS

The true consideration for this conveyance is \$325,000.00

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 12th day of January, 2007

Marvin E. Heater

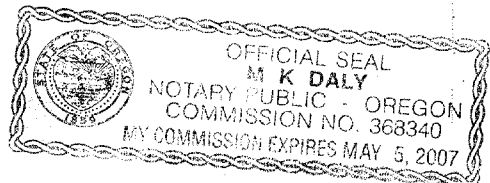
STATE OF OREGON
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 12th day of January, 2007 by
Marvin E. Heater

Notary Public State of Oregon

My commission expires: 5/5/07

Order No. 41g0413398



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

26-F

Exhibit "A" with Exceptions

Subject to:

Reservations contained in patent, including the terms and provisions thereof;

Recorded: October 20, 1915 in Volume 45, Page 160, Deed Records of
Klamath County, Oregon
From: United States of America
To: Clayton E. Burton

Restrictions shown on the recorded plats and contained in the dedications of Tract 1034,
Lakewoods Subdivision Unit No. 1, Tract 1051, Lakewoods Subdivision Unit No. 2, and Tract
1077, Lakewoods Subdivision Unit No. 3.

Regulations and Assessments of Lakewoods Owners Association, Inc., as set forth in Declaration
recorded February 27, 2002 in Volume M02, Page 12018, Records of Klamath County, Oregon.

Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or
restriction indicating a preference, limitation or discrimination based on race, color, religion, sex,
handicap, family status, or national origin to the extent such covenants, conditions or restrictions
violate Title 42, Section 3604(c), of the United States Codes:

Recording Information: February 27, 2002 in Volume M02, Page 12035, Records of
Klamath County, Oregon

Easement, including terms and provisions contained therein:

Recording Information: July 02, 2002 in Volume M02, Page 37878, Records of Klamath
County, Oregon
In Favor of: United Telephone Company of the Northwest, an Oregon
corporation, dba Sprint and to its successors and assigns
For: communications system right-of-way

Easement, including terms and provisions contained therein:

Recording Information: September 04, 2003 in Volume M03, Page 65267, Records of
Klamath County, Oregon
In Favor of: United Telephone Company of the Northwest, an Oregon
corporation, d/b/a Sprint, its successors, assigns, lessees and
agents
For: communications system right-of-way

Easement, including terms and provisions contained therein:

Recording Information: March 11, 2004 in Volume M04, Page 14002, Records of
Klamath County, Oregon
In Favor of: PacifiCorp, an Oregon corporation, its successors and assigns
For: right of way

Easement, including terms and provisions contained therein:

Recording Information: March 11, 2004 in Volume M04, Page 14006, Records of
Klamath County, Oregon
In Favor of: PacifiCorp, an Oregon corporation, its successors and assigns
For: right of way