

MTCT8703



2007-003948

Klamath County, Oregon



00016828200700039480020023

03/09/2007 03:24:48 PM

Fee: \$26.00

After recording return to:

Scott A. Campbell

2156 Jeffrey Lane
Klamath Falls, OR 97603

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

Scott A. Campbell

2156 Jeffrey Lane
Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

Altus Construction, Inc., Grantor, conveys and warrants to Scott A. Campbell and Christine A. Campbell, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 59, Tract No. 1378, PLEASANT VISTA-STAGE 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

Code 071 Map 3909-001BD TL 04900 Key # 892467

Tax Account No. R892467

This property is free of encumbrances, EXCEPT:

SEE EXHIBIT "A" WITH EXCEPTIONS

The true consideration for this conveyance is \$239,900.00

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 7 day of March, 2007

Michael Menefee

Marsha Menefee

STATE OF OREGON

COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 7th day of March, 2007 by Michael Menefee and Marsha Menefee.

Notary Public State of Oregon

My commission expires: 8/31/08

Order No. 46g0469713

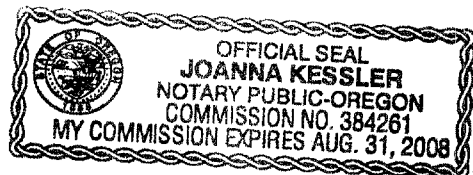


Exhibit "A" with Exceptions

Subject to:

1. The subject property lies within the boundaries of the Enterprise Irrigation District and is subject to the levies and assessments thereof.
2. The subject property lies within the boundaries of the South Suburban Sanitary District and is subject to the levies and assessments thereof.
3. The subject property lies within the boundaries of the Klamath County Drainage Service District and is subject to the levies and assessments thereof.
4. The subject property lies within the boundaries of the Pleasant Vista, Stage II Homeowner's Association and is subject to the levies and assessments thereof.
5. The subject property lies within the boundaries of the Klamath Basin Improvement District and is subject to the levies and assessments thereof.

Agreement, including the terms and provisions thereof,

Between: Klamath Basin Improvement District

And: Jerry O. and Elizabeth Anderson, Anderson Loving Trust

Recorded: March 2, 1998

Book: M98

Page: 6735

Regarding: Release of Water Rights

6. Conditions, restrictions easements and/or setbacks, as shown on the recorded plat of Tract 1378, Pleasant Vista - Stage 2.
 7. Easements as delineated on the recorded plat,
For: 10 foot public utility easement from road
 8. Memorandum of Annexation Agreement, including the terms and provisions thereof,
Between: The City of Klamath Falls, an Oregon municipal corporation
And: Jerry O. Anderson, Trustee under Anderson Loving (Sic) Trust,
dated October 16, 1990 (OWNER)
Recorded: June 10, 2004
Book: M04
Page: 37273
Regarding: Possible future annexation to the City
 9. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,
Recorded: January 11, 2006
Book: M06
Page: 559
- NOTE: This exception omits from said instrument any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
10. Assessments of the Pleasant Vista, Stage II Homeowner's Association as provided for in the bylaws, if any, or the covenants, conditions and restrictions shown above.