



2007-004069

Klamath County, Oregon



00016963200700040690020022

03/12/2007 11:39:30 AM

Fee: \$26.00

After recording return to:
Robert J. Tivy
5292 Aurora Court
Ventura, CA 93003

Until a change is requested, all tax statements shall be sent
to the following address:
Robert J. Tivy
5292 Aurora Court
Ventura, CA 93003

ATE: 64507

STATUTORY WARRANTY DEED

Marcia Rutherford, Grantor, conveys and warrants to Robert J. Tivy and Antionette C. Tivy, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 46, Block 6, Tract No. 1017, MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3606-017D0 TL 01500 KEY #320272

Tax Account No. R320272

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$39,900.00

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 7th day of March, 2007

Marcia Rutherford
Marcia Rutherford

California
STATE OF ~~OREGON~~
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 7th day of March, 2007 by Marcia Rutherford

Kari Quinlan
Notary Public State of ~~Oregon~~ California
My commission expires: 1-27-2010

Order No. 46g0469733



\$26-A

Exhibit "A" with Exceptions

Subject to:

1. The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.
2. Conditions, restrictions easements and/or setbacks, as shown on the recorded plat of Tract 1017, Mountain Lakes Homesites
3. An easement created by instrument, including the terms and provisions thereof,
Dated: August 2, 1956
Recorded: August 6, 1956
Book: 285
Page: 407
In favor of: The California Oregon Power Company
For: Electrical right of way
(SW 1/4 NE 1/4, NW 1/4 SE 1/4, N 1/2 SW 1/4, of Section 16, S 1/2 of Section 17)
4. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,
Recorded: December 6, 1972
Book: M72
Page: 13970

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.