

MTC 78721  
4690469783jk



2007-005466  
Klamath County, Oregon



03/26/2007 11:24:46 AM

Fee: \$26.00

After recording return to:  
Melvin Ray  
2142 Jeffrey Lane  
Klamath Falls, OR 97603

Until a change is requested, all tax statements shall be sent  
to the following address:  
Melvin Ray  
2142 Jeffrey Lane  
Klamath Falls, OR 97603

### STATUTORY WARRANTY DEED


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

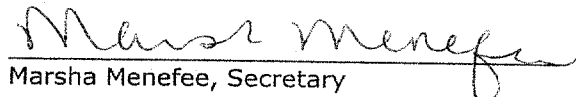
Tax Account No. 892468

This property is free of encumbrances, EXCEPT:  
SEE EXHIBIT "A" WITH EXCEPTIONS  
The true consideration for this conveyance is \$229,900.00

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.

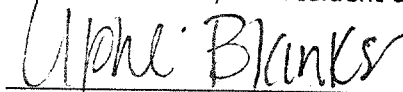
Dated 22 day of March, 2007

  
Michael Menefee, President

  
Marsha Menefee, Secretary

STATE OF OREGON  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 22 day of March, 2007 by Michael Menefee, as President and Marsha Menefee, as Secretary of Altus Construction, Inc.

  
Notary Public State of Oregon  
My commission expires: 8/21/08

Order No. 46g0469783



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Exhibit "A" with Exceptions

Lot 58, Tract 1378, PLEASANT VISTA – STAGE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SPECIAL EXCEPTIONS:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Basin Improvement District.  
  
Agreement Release of Water Rights, subject to the terms and provisions thereof;  
Recorded: March 2, 1998  
Volume: M98, page 6735, Microfilm Records of Klamath County, Oregon
2. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath County Drainage Service District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of South Suburban Sanitary District.
5. Covenants, conditions, restrictions, and easements as shown on recorded plat, as follows:  
  
We do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, all streets as shown on the annexed subdivision plat and create the 10 foot wide public utility easements on the front of all Lots, and the 30 foot wide public utilities, drainage and sewer easement on Lots 36 and 37, and the 30 foot wide irrigation easement on Lots 34 through 42 as shown on the annexed subdivision plat, said plat subject to building setback lines as stated in Article 62 of the Klamath County Land Development Code.
6. Assessments of the PLEASANT VISTA STAGE II Homeowner's Association as provided for in the covenants, conditions and restrictions.
7. Easements as dedicated or delineated on the recorded plat.  
For: Public utility  
Affects: The 10 feet adjacent to Jeffrey Lane
8. 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,  
Dated: January 10, 2006  
Recorded: January 11  
Volume: M06, page 00559, Microfilm Records of Klamath County, Oregon  
  
Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of the Pleasant Vista, Stage 2 Homeowners Association.
9. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
10. 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.)
11. Rights of parties in possession, or claiming to be in possession, other than above vestees.
12. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.