

2007-010104
Klamath County, Oregon



Transnation

Title Agency of Oregon



00023996200700101040050056

06/05/2007 03:12:44 PM

Fee: \$41.00

After recording return to:
Roderick F. Larios
26485 S Harms Rd
Canby, OR 97013

Until a change is requested, all tax statements shall be sent
to the following address:
Roderick F. Larios
26485 S Harms Rd
Canby, OR 97013

STATUTORY WARRANTY DEED

ATE: 64716

Richard J. Steers and Susan R. Steers, Grantor, conveys and warrants to Roderick F. Larios, Grantee,
the following described real property free of encumbrances except as specifically set forth herein:

Lot 113, Tract No. 1318, GILCHRIST TOWNSITE, according to the official plat thereof on file in the
office of the Clerk of Klamath County, Oregon.

Tax Account No.

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$250,000.00

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 X 30 day of May, 2007

X *Richard J. Steers*
Richard J. Steers

X *Susan R. Steers*
Susan R. Steers

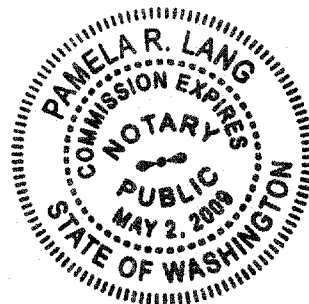
STATE OF WASHINGTON
COUNTY OF Whatcom

The foregoing instrument was acknowledged before me this 30th day of May, 2007 by Richard
J. Steers and Susan R. Steers.

Pamela R. Lang

Notary Public State of WASHINGTON
My commission expires: 5/2/2009

Order No. 44y0039227



#411-1A

EXHIBIT "A" EXCEPTIONS PAGE

Subject to:

The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.

The subject property lies within the boundaries of the Gilchrist Water District and is subject to the levies and assessments thereof.

The subject property lies within the boundaries of the Gilchrist Sewer District and is subject to the levies and assessments thereof.

Conditions, restrictions and/or setbacks, as shown on the recorded plat of Tract 1318, Gilchrist Townsite.

Easements as delineated on the recorded plat,

For: Blanket Easement to the Ernst Brothers L.L.C. for the purpose of operation, maintenance and expansion of the existing water and sanitary sewer systems for and within the subdivision.

Assignment of Easement, including the terms and provisions thereof,

Dated: October 21, 1998

Recorded: September 24, 1999

Book: M-99

Page: 38075

Executed by: Ernst Brothers, L.L.C.

Assignee: Wayne G. Ernst, Jan K. Houck, William L. Ernst and John S. Ernst

Assignment of Easements and Agreements, including the terms and provisions thereof,

Dated: October 21, 1998

Recorded: September 24, 1999

Book: M-99

Page: 38078

Executed by: Ernst Brothers, L.L.C. formerly known as Ernst Brothers Corporation

Assignee: Wayne G. Ernst, Jan K. Houck, William L. Ernst and John S. Ernst

Assignment of Easements and Agreements, including the terms and provisions thereof,

Dated: October 21, 1998

Recorded: October 5, 1999

Book: M-99

Page: 39660

Executed by: Wayne G. Ernst, Jan K. Houck, William L. Ernst and John S. Ernst

Assignee: Gilchrist Water Company, L.L.C.

Assignment of Easement, including the terms and provisions thereof,

Dated: October 21, 1998

Recorded: October 5, 1999

Book: M-99

Page: 39664

Executed by: Wayne G. Ernst, Jan K. Houck, William L. Ernst and John S. Ernst

Assignee: Gilchrist Sewer Company, L.L.C., an Oregon limited liability company

Easements as delineated on the recorded plat,

For: Easement to Midstate Electric Cooperative, Inc., for the purpose of operation and maintenance of existing power service for and the subdivision

Conditions, Restrictions, Easements and Assessments, as shown on Land Partition

Easement as reserved in Patent:

Recorded: November 25, 1925
Book: 32
Page: 619
By: The United States of America
For: A right of way for ditches or canals

An easement created by instrument, including the terms and provisions thereof,

Recorded: August 29, 1929
Book: 87
Page: 634
In favor of: The Pacific Telephone & Telegraph Company

Agreement, including the terms and provisions thereof,

Between: Gilchrist Timber Company, a Delaware Corporation
And: The Shevlin-Hixon Company, a Delaware Corporation
Recorded: October 25, 1943
Book: 159
Page: 300

Assignment of Agreement:

From: The Shevlin-Hixon Company, a Delaware Corporation
To: Brooks-Scanlon, Inc., a Delaware Corporation
Recorded: March 12, 1951
Book: 245
Page: 590

As modified by instrument:

Recorded: February 29, 1952
Book: 253
Page: 222

Assignment and Agreement:

Between: Diamond International Corporation
And: Diamond Group Inc.
Recorded: February 9, 1987
Book: M-87
Page: 2089

An easement created by instrument, including the terms and provisions thereof,

Recorded: September 13, 1962
Book: 340
Page: 224
In favor of: Cascade Natural Gas Corporation

An easement created by instrument, including the terms and provisions thereof,

Recorded: August 1, 1972
Book: M72
Page: 8484
In favor of: Pacific Northwest Bell Telephone Company, a Corporation, its successors and assigns
For: Constructing and maintaining telephone cables

An easement created by instrument, including the terms and provisions thereof,

Recorded: June 17, 1988
Book: M-88
Page: 9373
In favor of: Cascade Natural Gas Corporation, a Washington Corporation
For: Underground pipeline or pipelines for the transportation of gas and the products thereof

Agreement, including the terms and provisions thereof,

Between: Gilchrist Timber Company, a Delaware Corporation
And: Country Cablevision, LTD., an Oregon Corporation
Recorded: September 17, 1991
Book: M-91
Page: 18726

Water System Agreement and Easement, including the terms and provisions thereof,

Dated: October 4, 1991
Recorded: October 4, 1991
Book: M-91
Page: 20345
Between: Crown Pacific Lumber Limited Partnership, an Oregon Limited Partnership, ("CPL") Crown Pacific (Oregon) Limited Partnership, an Oregon Limited Partnership ("CPO")
And: Ernst Brothers Corporation, an Oregon Corporation ("Ernst")

Assignment of Easements and Agreements, including the terms and provisions thereof,

Dated: October 21, 1998
Recorded: September 24, 1999
Book: M-99
Page: 38078
Executed by: Ernst Brothers, L.L.C., formerly known as Ernst Brothers Corporation
Assignee: Wayne G. Ernst, Jan K. Houck, William L. Ernst and John S. Ernst

Assignment of Easements and Agreements, including the terms and provisions thereof,

Dated: October 21, 1998
Recorded: October 5, 1999
Book: M-99
Page: 39660
Executed by: Wayne G. Ernst, Jan K. Houck, William L. Ernst and John S. Ernst
Assignee: Gilchrist Water Company, L.L.C.

Access Easement Agreement, including the terms and provisions thereof,

Dated: October 4, 1991

Recorded: October 4, 1991

Book: M-91

Page: 20370

Between: Crown Pacific (Oregon) Limited Partnership, an Oregon Limited Partnership ("Crown")

And: Ernst Brothers Corporation, an Oregon Corporation ("Ernst")

Communications Line Right of Way Easement, including the terms and provisions thereof,

Recorded: August 15, 1996

Book: M-96

Page: 25105

In favor of: Telephone Utilities of Eastern Oregon, Inc., dba PTI

Communications

Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,

Recorded: November 27, 1996

Book: M-96

Page: 37354

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.

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Gilchrist Owner's Association, Inc.

Easements as delineated on the recorded plat,

For: Access and Utility easement.

(Affects Westerly portion of said premises)