

MITC 78618



2007-012506  
Klamath County, Oregon



After recording return to:  
Lawyers Title Insurance Corporation  
502 West Main Street, Suite 103  
Medford, OR 97501

07/13/2007 03:25:44 PM

Fee: \$26.00

Until a change is requested, all tax statements shall be sent  
to the following address:  
Johnny R. Pires, et ux

14212 Meadowbrook Ct.  
Klamath Falls, OR 97603

### STATUTORY WARRANTY DEED

\*\*

Eric W. Medl, Grantor, conveys and warrants to Johnny R. Pires and Shantelle L. Pires, Grantee, the  
following described real property free of encumbrances except as specifically set forth herein:

**\*\*as Tenants by the Entirety**

Lot 24, Block 3, Tract 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.

This property is free of encumbrances, EXCEPT:

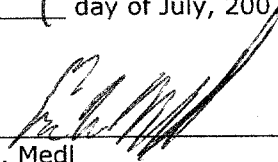
SEE EXHIBIT "A" WITH EXCEPTIONS

The true consideration for this conveyance is \$25,000.00

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.

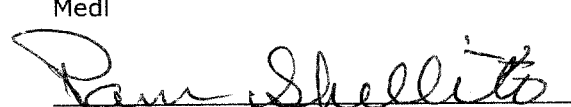
Dated 9 day of July, 2007

  
Eric W. Medl

STATE OF OREGON

COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 9 day of July, 2007 by Eric W.  
Medl

  
Notary Public State of Oregon

My commission expires: Nov 8, 2009

Order No. 44g0444419



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**Exhibit "A" with Exceptions**

Lot 24, Block 3, Tract 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Subject to:**

Taxes for the fiscal year 2007-2008, a lien not yet due and payable.

Account No: 3908-007DA-03000-000

Key No: 493987

Code No: 021

Mobile Home Taxes for the fiscal year 2007-2008, a lien not yet due and payable.

Account No: M-243073

Key No: M883286

Code No: 021

Grant of Right of Way, subject to the terms and provisions thereof;

Dated: August 26, 1953

Recorded: September 3, 1953

Volume: 262, page 641, Deed Records of Klamath County, Oregon

In Favor of: The California Oregon Power Company

Reservations contained in that certain Deed wherein Weyerhaeuser Timber Company, a Washington corporation, is grantor and Louis W. Soukup and Mildred D. Soukup, husband and wife are grantees, which Deed is dated on the 20th day of December 1955 and recorded on the 11th day of April 1956 in Volume 282, page 173, Deed Records of Klamath County, Oregon.

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,

Recorded: October 16, 1978

Volume: M78, page 23030, Microfilm Records of Klamath County, Oregon

And

Recorded: February 22, 1979

Volume: M79, page 4047, Microfilm Records of Klamath County, Oregon.

And

Recorded: April 27, 1981

Volume: M81, page 7558, Microfilm Records of Klamath County, Oregon.

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,

Recorded: October 2, 1979

Volume: M79, page 23364, Microfilm Records of Klamath County, Oregon  
(Affects E1/2 of Plat 1046, Round Lake Estates)

Reservations in plat dedication, to wit:

"Said plat being subject to: (1) Building setback lines as follows: 25' at front, 5' at side, 25' at rear, (2) Easements for public utilities and irrigation use as shown, said easements to provide ingress and egress for construction and maintenance of said utilities, (3) 1' street plugs as shown on annexed map, said area to be designated as a public street when the County governing body deems it necessary, (4) Additional restrictions as shown in any recorded protective covenants."