



MT 81314

After recording return to:
Violet Delores Carruth, Trustee
PO Box 577
Lebanon, OR 97355

THIS SP

2007-021011
Klamath County, Oregon



12/17/2007 11:15:03 AM

Fee: \$26.00

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

Violet Delores Carruth, Trustee
PO Box 577
Lebanon, OR 97355

Escrow No. 08-804304
Title No. 087292L

SWD

STATUTORY WARRANTY DEED

Premium Consulting, LP, an Oregon Limited Partnership, Grantor(s) hereby convey and warrant to **Violet Delores Carruth, Trustee of the Violet Delores Carruth Revocable Living Trust**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 2, Block 2, FIRST ADDITION TO BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R407205

3714-003DB-02100-000

**** Dated June 12, 2000**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol. The premises herein described are within and subject to the statutory powers, including the power of assessment of Bly Sanitary and Water District. Subject to a public utility easement over Westerly lot line as shown on dedicated plat. Reservations and restrictions as shown in plat dedication, to wit: Subject to: (1) All minimum building setback and other requirements as per RD7000 Property Development Standards. (2) All utility easements of the size and location as shown on the annexed plat. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when adjoining property is properly developed. 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 June 13, 1974 in Volume M74 page 7311; imposed by instrument subject to the terms and provisions thereof recorded July 18, 1974 in Volume M74 page 8744; amended by instruments subject to the terms and provisions thereof recorded October 11, 1978 in Volume M78 page 22681, recorded November 5, 1987 in Volume M87 page 20096 and M87 page 20098, recorded October 19, 1988 in M88 page 17570 and M88 page 17572, recorded February 28, 1995 in Volume M95 page 4484, recorded September 13, 1996 in Volume M96 page 29011, recorded June 26, 1997 in Volume M97 page 19983, recorded August 29, 1997 in Volume M97 page 28491, all in Microfilm records of Klamath County, Oregon. An easement subject to the terms and provisions thereof recorded October 14, 1974 in Volume M74 page 13390, Microfilm records of Klamath County, Oregon for public utility purposes. Subject to the proposed organizing of the Bly-Was Heights Owners Association as evidenced by deed instrument recorded June 22, 1976 in Volume M76 page 9301, Microfilm records of Klamath County, Oregon. Architectural Control Committee, Notice to Lot Owners, subject to the terms and provisions thereof recorded June 25, 1998 in Volume M98 page 22252, Microfilm records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$14,001.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)). THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)).

26 ANT

Dated this 12 day of DEC, 07.

Premium Consulting, LP

Platinum Management Services, LLC, General Partner

By: [Signature]
Robert A. Lund, Member-Manager

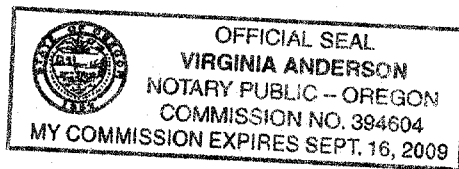
Robert A. Lund Trust, Limited Partner
By: [Signature]
Robert A. Lund, Trustee

State of Oregon
County of Linn

On this 12th day of December, 2007, before me, Virginia Anderson the undersigned, a Notary Public in and for said State, personally appeared Robert A. Lund, Member-Manager of Platinum Management Services, LLC a Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this instrument first above written.

Virginia Anderson
Notary Public for Oregon
Commission Expires: 9-16-09



On this 12th day of December, 2007, before me Virginia Anderson a notary public in and for said State, personally appeared Robert A. Lund being by me first duly sworn, declared that he is the Trustee of the Robert A. Lund Trust that he signed the foregoing document as the Trustee and that statements therein contained are true.

Virginia Anderson
Notary Public
Commission Expires: 9-16-09

