



THIS SPACE RJ

2008-009271

Klamath County, Oregon



00048705200800092710010017

06/24/2008 11:16:06 AM

Fee: \$21.00

After recording return to:

Donald Barzee

22794 SW Saunders Drive

Sherwood, OR 97140

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

Donald Barzee

22794 SW Saunders Drive

Sherwood, OR 97140

Escrow No. OM107938DB

Title No. 0082671

SWD

### STATUTORY WARRANTY DEED

**Jay Cory**, Grantor(s) hereby convey and warrant to **Donald Barzee and Jodi Barzee, as tenants by the entirety**, 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 12 of DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

**Acct No. 2407-007A0-09100-000 Key No. 886959 Code 051**

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

1. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS, INCLUDING THE POWER OF ASSESSMENT AND EASEMENTS OF WALKER RANGE TIMBER FIRE PATROL.
2. STATEMENTS CONTAINED ON THE FACE OF THE RECORDED PLAT OF DIAMOND PEAKS, TRACT NO. 1355, AS FOLLOWS: "NO SEWAGE DISPOSAL FACILITY WILL BE PROVIDED TO THE PURCHSER OF ANY LOT DEPICTED ON THE PRIVATELY OWNED DOMESTIC WATER SUPPLY SYSTEM, SUBJECT TO THE REGULATIONS BY THE OREGON PUBLIC UTILITY COMMISSION, CERTIFY THAT WATER WILL BE AVAILABLE TO THE LOT LINE OF EACH AND EVERY LOT DEPICTED ON THE PLAT."
3. STATEMENTS CONTAINED ON THE FACE OF THE RECORDED PLAT OF DIAMOND PEAKS, TRACT NO. 1355
4. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED FEBRUARY 12, 2002 VOLUME M02, PAGE 85414 AND RERECORDED JUNE 30, 2003 IN VOLUME M03, PAGE 42377

The true and actual consideration for this conveyance is **\$90,000.00**.

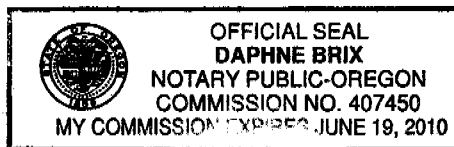
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 20TH day of JUNE, 2008.

Jay Cory

State of Oregon

County of Deschutes



This instrument was acknowledged before me on June 20, 2008 by Jay Cory.

(Notary Public for Oregon)

My commission expires 6/19/2010

\$21.00