

2008-010611

Klamath County, Oregon



00050383200800106110020023

07/25/2008 09:32:10 AM

Fee: \$26.00

Debra Lynn Witsoe-Garcia
Claiming Successor, Grantor

James Dean Witsoe
30037 Mallard Dr.
Klamath Falls, OR 97603 Grantee

After recording return to: Grantee

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

CLAIMING SUCCESSOR DEED

KNOW ALL MEN BY THESE PRESENTS, That Debra Lynn Witsoe-Garcia, Claiming Successor of the Estate of David Lloyd Kircher, Klamath County Case No. 0703754CV, hereinafter called grantor, for the consideration hereinafter stated, does hereby convey unto James Dean Witsoe, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LOT 82, SECOND ADDITION TO SPORTSMAN PARK, KLAMATH COUNTY, OREGON, according to the official plat thereof on file in the records of Klamath County, Oregon. SUBJECT TO: Agreements concerning the operation of the dam and control of the water levels of Upper Klamath Lake; Reservations and easements contained in the Dedication of Second Addition to Sportsman Park; Any easements of record and those apparent on the land, if any; Any matters suffered or created by Grantee; and to the following building and use restrictions which Grantee, his heirs, grantees and assigns, assume and agree to duly observe and comply with, to-wit: (1) That Grantee will not suffer permit any unlawful, unsightly, or offensive use to be made of said premises nor will he suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood. (2) That they will use said premises solely as a residence or summer home site. (3) That each said lot shall never be subdivided nor shall any less portion than the whole of said lot ever be sold, leased, or conveyed, and that no building except one summer home or residence and the usual and necessary outbuildings thereto shall ever be erected thereon. (4) That no building shall ever be erected within 10 feet of any exterior property line. (5) That the foregoing covenants are appurtenant to and for the benefit of each and every other lot in said Second Addition to Sportsman Park and shall forever run with the land and shall bind the premises herein conveyed for the benefit of each and every other lot in the Second Addition to Sportsman Park and the foregoing covenants and Restrictions shall be incorporated in and made a part of each and every other deed or conveyance executed for the purpose of conveying these premises.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 day of March, 2008; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE

Returned to Counter

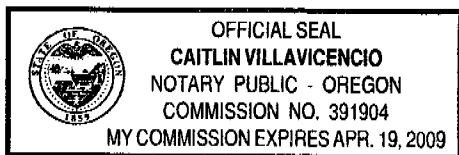
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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

Debra Lynn Witsoe-Garcia

STATE OF ~~WASHINGTON~~ ^{OR Oregon}, County of Multnomah ss.

Personally appeared the above named **Debra Lynn Witsoe-Garcia** and acknowledge the foregoing instrument to be her voluntary act and deed.

(SEAL)



Before me: Caitlin Villavicencio
Notary Public for ~~Washington~~ ^{Oregon}
My Commission Expires: 04/19/2009