



**Transnation**  
Title Agency of Oregon

2008-016115

Klamath County, Oregon



00057112200800161150050052

12/05/2008 03:14:31 PM

Fee: \$41.00

After recording return to:  
Edmund Larios  
1301 Buchannon Street  
Oregon City, OR 97045

ATE 66280

Until a change is requested, all tax statements shall be sent  
to the following address:  
Edmund Larios  
1301 Buchannon Street  
Oregon City, OR 97045

### STATUTORY WARRANTY DEED

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

SEE EXHIBIT "A"

Tax Account No. R895028

This property is free of encumbrances, EXCEPT:

SEE EXHIBIT B WITH EXCEPTIONS

The true consideration for this conveyance is \$30,000.00

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 18 day of November, 2008

Roderick F. Larios

STATE OF OREGON  
COUNTY OF CLACKAMAS

The foregoing instrument was acknowledged before me this 18 day of November, 2008 by  
Roderick F. Larios

Notary Public State of Oregon

My commission expires: April 16, 2012



Order No. 44y0040893

TRANSNATION 44y0040893

# 41 ATE

**EXHIBIT "A"**

Parcel 3 of Land Partition 77-07, being a replat of Lot 113 of Tract 1318 of the Gilchrist Townsite, situated in the SW 1/4 of the NW 1/4 of Section 20, Township 24 South, Range 9 East Willamette Meridian, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 048 MAP: 2409-020BC TL: 01702 KEY: 895028

**EXHIBIT "B"**

1. The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.
2. The subject property lies within the boundaries of the Gilchrist Water District and is subject to the levies and assessments thereof.
3. The subject property lies within the boundaries of the Gilchrist Sewer District and is subject to the levies and assessments thereof.
4. Conditions, restrictions and/or setbacks, as shown on the recorded plat of Tract 1318, Gilchrist Townsite.

5. 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

6. 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 within the subdivision
7. Conditions, Restrictions, Easements and Assessments, as shown on Land Partition 52-91.
8. Conditions, restrictions easements and/or setbacks, as shown on the recorded plat of Land Partition 77-07.
9. 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

10. 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
11. 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: 59
- 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
12. 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
13. 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
14. 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
15. 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
16. 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.

**17. 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")

**18. 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

**19. 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.

**20. Easements as delineated on the recorded plat,  
For: Access and Utility easement.  
(Affects Westerly portion of said premises)**

**21. Trust Deed, including the terms and provisions thereof,**

Dated: June 1, 2007  
Recorded: June 5, 2007  
Book: 2007  
Page: 10105  
Grantor: Roderick Larios, a married man  
Trustee: Aspen Title and Escrow  
Lender: Countrywide Bank, FSB, a Federal Savings Bank  
Beneficiary: Mortgage Electronic Registration Systems, Inc.  
Amount: \$200,000.00  
Loan No.: 00016937199506007  
(Includes other property)

**22. Trust Deed, including the terms and provisions thereof,**

Dated: June 1, 2007  
Recorded: June 5, 2007  
Book: 2007  
Page: 10106  
Grantor: Roderick Larios, a married man  
Trustee: Aspen Title and Escrow  
Lender: Countrywide Bank, FSB, a Federal Savings Bank  
Beneficiary: Mortgage Electronic Registration Systems, Inc.  
Amount: \$37,500.00  
Loan No.: 00016937198706007  
(Deed of Trust and Request for Notice of Default)  
(includes other property)