

UTC 92221

2011-014271

Klamath County, Oregon



00111924201100142710030030

After recording return to:  
Michael Lloyd Martin  
18553 Kotya Lane  
Bly, OR 97622

12/29/2011 11:16:51 AM

Fee: \$47.00

Until a change is requested, all tax statements shall be sent  
to the following address:  
Michael Lloyd Martin  
18553 Kotya Lane  
Bly, OR 97622

### STATUTORY WARRANTY DEED

Steve Beach and Lisa Beach, Grantor, conveys and warrants to Michael Lloyd Martin, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 31, Block 1, 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  
Tax Account No. R407232

This property is free of encumbrances, EXCEPT:  
SEE EXHIBIT "A" WITH EXCEPTIONS  
The true consideration for this conveyance is \$20,000.00

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

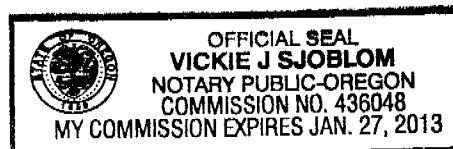
Dated 12<sup>th</sup> day of December, 2011

  
\_\_\_\_\_  
Steve Beach

  
\_\_\_\_\_  
Lisa Beach

STATE OF OREGON  
COUNTY OF Washington  
The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of December, 2011 by Steve Beach and Lisa Beach.

Notary Public State of Oregon  
My commission expires: 1/27/13



47AHC

**Exhibit "A" with Exceptions**

**Subject to:**

1. 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.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Bly Sanitary and Water District.
3. Subject to a public utility easement over Easterly lot line as shown on dedicated plat.
4. Subject to the common waterway easement as delineated on the plat.

5. Reservations and restrictions as shown in plat dedication, to wit:

"Subject to: (1) All minimum building setback and other requirements as per RD 7000 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 the adjoining property is properly developed."

6. 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

Volume: M74, page 7311, Microfilm Records of Klamath County, Oregon

Amended by instrument, subject to the terms and provisions thereof;

Recorded: July 18, 1974

Volume: M74, page 8744, Microfilm Records of Klamath County, Oregon

Amended by instrument, subject to the terms and provisions thereof;

Recorded: July 31, 1975

Volume: M75, page 8788, Microfilm Records of Klamath County, Oregon

Amended instrument, subject to the terms and provisions thereof;

Recorded: October 11, 1978

Volume: M78, page 22681, Microfilm Records of Klamath County, Oregon

Amended by instrument, subject to the terms and provisions thereof;

Recorded: November 5, 1987

Volume: M87, page 20096 and 20098, Microfilm Records of Klamath County, Oregon

Amended by instrument, subject to the terms and provisions thereof;

Recorded: October 19, 1988

Volume: M88, page 17570 and 17572, all Microfilm Records of Klamath County, Oregon

Amendment of Covenants, Conditions and Restrictions, subject to the terms and provisions thereof;

Dated: February 27, 1995

Recorded: February 28, 1995

Volume: M95, page 4484, Microfilm Records of Klamath County, Oregon

Amendment to Declaration and Covenants, Conditions and Restrictions, subject to the terms and provisions thereof;

Dated: July 30, 1996

Recorded: September 13, 1996

Volume: M96, page 29011, Microfilm Records of Klamath County, Oregon

Amendment to Declaration and Covenants, Conditions and Restrictions, subject to the terms and provisions thereof;

Dated: June 25, 1997

Recorded: June 25, 1997

Volume: M97, page 19983, Microfilm Records of Klamath County, Oregon

Amendment to Declaration and Covenants, Conditions and Restrictions, subject to the terms and provisions thereof;

Dated: July 15, 1997

Recorded: August 29, 1997

Volume: M97, page 28491, Microfilm Records of Klamath County, Oregon

7. -An easement, subject to the terms and provisions thereof,  
Dated: October 9, 1974  
Recorded: October 14, 1974  
Volume: M74, page 13390, Microfilm Records of Klamath County, Oregon.  
For: Public utility purposes
8. -Subject to the proposed organizing of the "Bley-Was Heights Owners Association", as evidenced by deed instrument recorded June 22, 1976 in Volume M76, page 9301, Microfilm Records of Klamath County, Oregon.
9. -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: July 25, 1998  
Volume: M98, page 22252, Microfilm Records of Klamath County, Oregon
10. -Application to Exempt a Manufactured Structure from Registration and Titling, subject to the terms and provisions thereof;  
Recorded: January 21, 1999  
Volume: M99, page 2162, Microfilm Records of Klamath County, Oregon
11. -Reservations or exceptions in patents or in Acts authorizing the issuance thereof.