

03 FEB 26 AM 11:16

MTc 60048
WARRANTY DEED

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LAKEWOODS DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

RONALD E. WALLACE,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of JACKSON and State of Oregon, to wit:

LOTS 1, 2, AND 3 BLOCK 4 OF TRACK NO 1051, LAKEWOODS SUBDIVISION UNIT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY, OREGON.

1,2,&3/BLOCK 4

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: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 112,300.00.

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

Dated this 24th day of February, 2003

LAKEWOODS DEVELOPMENT, LLS

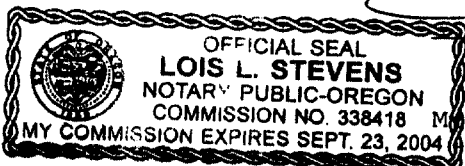
BY: [Signature]

DAVID HAMMONDS, MEMBER

State of Oregon

County of ~~JACKSON~~
Klamath

This instrument was acknowledged before me on February 24, 2003 by DAVID HAMMONDS, MEMBER.



[Signature]
(Notary Public for Oregon)

commission expires 9-23-04

ESCROW NO. AP0755819

Return to:

~~RONALD E. WALLACE~~

AmeriTitle - Medford

State of Oregon, County of Klamath

Recorded 02/26/2003 11:16 a.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

21.00 m