

03 MAR 4 AM 11:06

MTCL 1326-4743

WARRANTY DEED

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LAKEWOODS DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RUSSELL L FLEMING and GAIL DEANA FLEMING, husband and wife,
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 KLAMATH and State of Oregon, to wit:

LOT 11, BLOCK 1, LAKEWOODS SUBDIVISION, UNIT NO. 1, AND LOTS 13 AND 14,
BLOCK 5, LAKEWOODS SUBDIVISION, UNIT NO. 3, ALL ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

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.

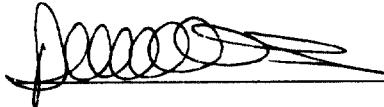
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 16530 Applegate Road, Applegate, CA 95703

Dated this 3rd day of March, 2003.

AMERITITLE has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.



STATE OF Oregon

SS. _____

COUNTY OF Jackson

Personally appeared the above named David Hammonds, member
of Lakewoods Development, LLC

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Cordelia A. Craner
Notary Public for Oregon
My commission expires 6-7-05



ESCROW NO. AP0755987

Return to:

Amerititle

1561 East McAndrew Rd

Medford OR 97504

State of Oregon, County of Klamath

Recorded 03/04/2003 11:06 a m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1