

03 JUL 23 PM 3:10

MTT-61162

WARRANTY DEED

Vol M03 Page 53755

LAKEWOODS DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY,

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

RONALD W STEVENS,

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 45 IN BLOCK 1, TRACT 1077, LAKEWOODS SUBDIVISION UNIT NO. 3,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Grantor is lawfully seized in fee simple on the above granted premises, SUBJECT TO: all those items of record 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 \$ 59,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 199 AVALON DRIVE, ASHLAND, OR 97520

Dated this 23rd day of July, 2003.

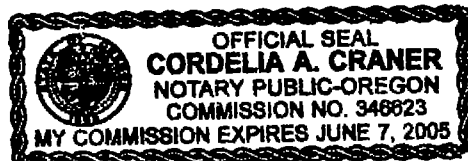
LAKEWOODS DEVELOPMENT, LLC

BY: [Signature]

DAVID HAMMONDS, MEMBER

State of Oregon

County of KLAMATH



This instrument was acknowledged before me on July 23, 2003 by DAVID HAMMONDS.

[Signature]

(Notary Public for Oregon)

My commission expires 6-7-05

ESCROW NO. AP0759410

Return to:

RONALD W STEVENS  
199 AVALON DRIVE  
ASHLAND, OR 97520

State of Oregon, County of Klamath  
Recorded 07/29/2003 3:10 p. m  
Vol M03 Pg 53755  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

21-4