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NJZ - 1396 - 5296

WARRANTY DEED

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LAKEWOODS DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
BRIAN NICOLSON and LYNDIA NICOLSON, 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 19 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 \$ 315,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , ~~1676~~ 1676 Fernbrook Way, Upland, CA 91786

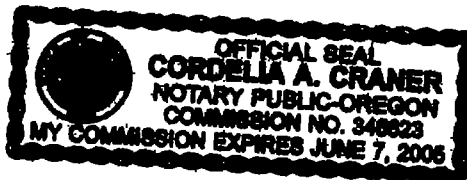
Dated this 4<sup>th</sup> day of August, 2003.

LAKEWOODS DEVELOPMENT LLC

BY: [Signature]

DAVID HAMMONDS, MEMBER

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on August 4, 2003 by DAVID  
HAMMONDS.

Cordelia A. Craner  
(Notary Public for Oregon)

My commission expires 6-7-05

ESCROW NO. AP0759410

Return to:-  
BRIAN NICOLSON

OR

AMT - meford

State of Oregon, County of Klamath  
Recorded 09/15/03 3:14 p m  
Vol M03 Pg 68528  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

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