

04 OCT 26 AM 10:45
03 SEP 15 PM 3:14

MTJ - 1396 - 5296

WARRANTY DEED

Vol M03 Page 68528

Aspen 6304

LAKEWOODS DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to: Vol M04 Page 72978
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:

1034 1
LOT 19 IN BLOCK 1, TRACT 11077, LAKEWOODS SUBDIVISION UNIT NO. 13,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

A Being re-recorded to correct legal description

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.

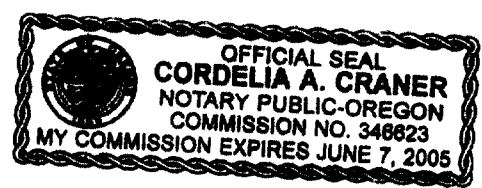
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 Fernbrook Way, Upland, CA 91786

Dated this 4th 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

~~RECORDING INFORMATION~~

Return to:
BRIAN NICOLSON

OR
AmT - medford

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

State of Oregon, County of Klamath
Recorded 10/26/04 10:45 a. m
Vol M04 Pg 72978
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

This Warranty Deed is being re-recorded to correct Warranty Deed previously
recorded as Vol M03, Page 68528, of the official records of Klamath County,
Oregon, to correct the legal description.

Aspen Title & Escrow, Inc.
This document is being recorded as an
accommodation only. No information
contained herein has been verified.

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.

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