

05 FEB 16 PM 2:37

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After recording return to:

Lawyers Title Insurance Corporation
1555 E. McAndrews Road, Suite 100
Medford OR 97504

State of Oregon, County of Klamath
Recorded 02/16/2005 2:37 p.m.
Vol M05 Pg 10691-92
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

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

103 Pine Valley Court
Fairfield CA 94534

Aspen 60121
STATUTORY WARRANTY DEED

DWH Development, LLC, an Oregon Limited Liability Company

, Grantor, conveys and warrants to
Jose Rodriguez and Carole Rodriguez, as tenants by the entirety

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

~~Lot 21, Block 1, Tract No. 1034, LAKEWOODS SUBDIVISION UNIT #1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.~~

SEE ATTACHED EXHIBIT "A"


This property is free of encumbrances, **EXCEPT:**

Covenants, conditions, restrictions, reservations, rights and rights of way now of record on the subject property.

The true consideration for this conveyance is \$ 460,814.00.

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.

Dated this 15th day of February, 2005.



STATE OF OREGON, COUNTY OF

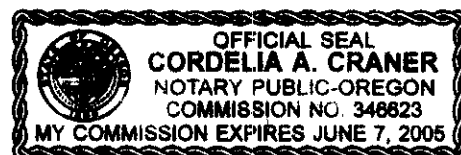
Jackson

The foregoing instrument was acknowledged before me this 15th day of February, 2005, by
David W. Hammonds, president of DWH Development, LLC, an Oregon Limited Liability Company

Notary Public for Oregon

My commission expires

6-7-05



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Exhibit A

A tract of land being a portion of Lots 21 and 22, Block 1, Tract No. 1034, LAKEWOODS SUBDIVISION UNIT #1, situated in Government Lots 2 and 3 in the NE 1/4 of Section 5, Township 38 South, Range 5 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Lot 21, LESS AND EXCEPT THEREFROM:

Beginning at the corner common to said Lots 21 and 22, said point being on the Northeasterly right of way of Skiway Drive as platted per said Tract 1034; thence along said right of way, along a 230.00 foot radius curve to the left, through a central angle of 5° 13' 29" an arc distance of 20.97 feet (the long chord of which bears North 45° 48' 51" West, 20.97 feet); thence leaving said right of way, North 7° 44' 04" East, 16.90 feet; thence North 37° 49' 38" East, 25.09 feet; thence North 46° 44' 50" East, 9.50 feet; thence South 43° 15' 10" East, 30.40 feet; thence North 46° 44' 50" East, 65.49 feet; thence South 00° 03' 07" West, 6.87 feet; thence South 46° 44' 50" West, 107.32 feet to the point of beginning.

AND that portion of Lot 22, described as follows:

Beginning at the corner common to Lots 21 and 22 on the Northerly boundary of said Tract 1034; thence along said Northerly boundary, South 88° 19' 15" East, 6.12 feet; thence leaving said Northerly boundary, South 00° 03' 07" West, 300.44 feet; thence South 46° 44' 50" West, 8.41 feet; thence North 00° 03' 07" East, 306.39 feet to the point of beginning.