

05 MAR 18 PM 3:10

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State of Oregon, County of Klamath  
Recorded 03/18/2005 3:10p m  
Vol M05 Pg 17966-67  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 2

After recording return to:  
Roger L. Dinwiddie and Cindy  
Dinwiddie

Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Roger L. Dinwiddie and Cindy  
Dinwiddie

Klamath Falls, OR 97603

File No.: 7029-435645 (SAC)

Date: March 03, 2005

## STATUTORY WARRANTY DEED

**Sierra Developments LLC**, Grantor, conveys and warrants to **Roger L. Dinwiddie and Cindy Dinwiddie as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 7, Tract 1383 - Sierra Heights, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$250,800.00**. (Here comply with requirements of ORS 93.030)

Dated this 17 day of March, 2005

F26.1

17967

APN:

Statutory Warranty Deed  
- continued

File No.: 7029-435645 (SAC)  
Date: 03/03/2005

Sierra Developments LLC

  
By: Michael L. Wilcher

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 17 day of March, 2005  
by Michael L. Wilcher as of Sierra Developments LLC, on behalf of the .

  
Notary Public for Oregon  
My commission expires: 8-2-07

