

GRANTOR  
Paradise Hill Homeowners Association

GRANTEE  
Paradise Hill Development, LLC

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

Vol M05 Page 26652

State of Oregon, County of Klamath  
Recorded 04/18/2005 9:19a m  
Vol M05 Pg 26652-53  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

05 APR 18 AM 9:10

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Paradise Hill Homeowners Association, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paradise Hill Development, LLC, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

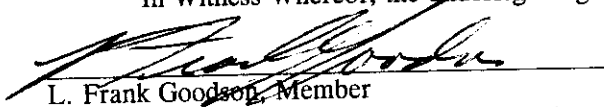
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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


To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money and is for the purpose of completing a replat.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 15<sup>th</sup> day of April, 2005

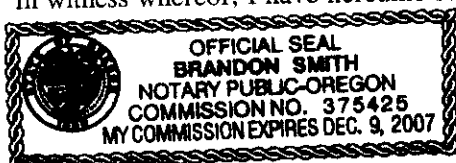
  
L. Frank Goodson, Member  
Vice President, Paradise Hill Homeowners Association

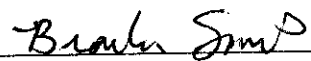
  
Mark R. Wendt, Member  
President, Paradise Hill Homeowners Association

STATE OF OREGON, County of Klamath)ss.

BE IT REMEMBERED that on this 15<sup>th</sup> day of April, 2005, personally appeared before me Mark R. Wendt and L. Frank Goodson, who is known to me to be the identical persons described in and who executed the above instrument, and who acknowledged to me that they executed the same freely and voluntarily on behalf of Paradise Hill Homeowners Association. In witness whereof, I have hereunto set my hand and affixed my seal this day and date written above.

(S E A L)



Before me:   
Notary Public for Oregon

cc: adkins  
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**DESCRIPTION OF PORTION OF PEREGRINE HEIGHTS TO BE CONVEYED  
BY PARADISE HILL HOMEOWNERS ASSOCIATION TO PARADISE HILL  
DEVELOPMENT, LLC**

A strip of land 60.00 feet situated in the SE1/4 of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, centered on the following described centerline:

Beginning at a point on the centerline of Peregrine Heights, said point bears S20°00'54"E a distance of 173.02 feet from the northwest corner of Lot 9 of Tract 1316 – Paradise Hill; thence following the centerline of Peregrine Heights from Tract 1316 – Paradise Hill S30°00'00"E a distance of 16.57 feet; thence continuing along said centerline of Peregrine Heights 69.81 feet along the arc of a 200.00 foot radius curve to the right, the long chord of which bears S20°00'00"E a distance of 69.46 and having a delta angle of 20°00'00"; thence continuing along said centerline of Peregrine Heights 191.99 feet along the arc of a 200.00 foot radius curve to the left, the long chord of which bears S37°30'00"E a distance of 184.70 feet and having a delta angle of 55°00'00"; thence continuing along said centerline of Peregrine Heights S65°00'00"E a distance of 335.53 feet; thence continuing along said centerline of Peregrine Heights 274.25 feet along the arc of a 600.00 foot radius curve to the right, the long chord of which bears S51°54'20"E a distance of 271.86 feet to the point of tangency and having a delta angle of 26°11'19", sidelines of said strip to be extended or shortened to terminate on the beginning and ending lines, bearings based on Tract 1316 – Paradise Hill.

April 13, 2005  
1909-0201

