

GRANTOR  
Paradise Hill Development, LLC

Vol M05 Page 26654

GRANTEE  
Paradise Hill Homeowners Association

State of Oregon, County of Klamath  
Recorded 04/18/2005 9:19 a m  
Vol M05 Pg 26654-55  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

'05 APR 10 AM 9:13

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Paradise Hill Development, LLC, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paradise Hill Homeowners Association, 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.

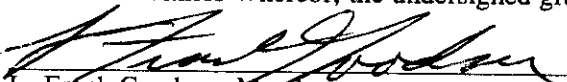
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

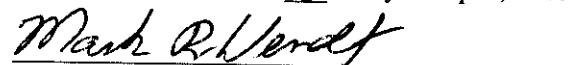
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part 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 15th day of April, 2005

  
L. Frank Goodson, Member  
Paradise Hill Development, LLC


  
Mark R. Wendt, Member  
Paradise Hill Development, LLC

STATE OF OREGON, County of Klamath)ss.

BE IT REMEMBERED that on this 15th 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 Development, LLC. 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

## Exhibit A

**DESCRIPTION FOR ROADS BEING CONVEYED BY PARADISE HILL  
DEVELOPMENT, LLC TO PARADISE HILL HOMEOWNERS ASSOCIATION  
FOR TRACT 1424 – GRAY ROCK PHASE 2**

Those roads delineated on the plat of Tract 1424 – Gray Rock Phase 2 as Equestrian Way, Wilderness Court, and Peregrine Heights together with:

A strip of land 60.00 feet in width situated in the NE1/4 SE1/4 of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Stoneridge Drive as shown on the plat of Tract 1424 – Gray Rock Phase 2 and centered on the following described centerline:

Beginning at a point on the easterly right-of-way line of Peregrine Heights as shown on the plat of Tract 1424 – Gray Rock Phase 2, from which the northwest corner of Lot 24 of Tract 1424 – Gray Rock Phase 2 bears N32°10'30"W a distance of 678.86 feet; thence N74°48'24"E a distance of 44.65 feet; thence 250.42 feet along the arc of a 260.00 foot radius curve to the right, the long chord of which bears S77°36'05"E a distance of 240.85 feet and having a delta angle of 55°11'01"; thence 117.27 feet along the arc of a 600.00 foot radius curve to the right, the long chord of which bears S44°24'38"E a distance of 117.08 feet and having a delta angle of 11°11'54", to a point that is the tangency point on the centerline of the road originally platted as Peregrine Heights on plat of Tract 1316 – Paradise Hill, said road being re-platted as Stoneridge Drive on plat of Tract 1424 – Gray Rock Phase 2, sidelines of said strip to be extended or shortened to terminate on the beginning and ending lines, bearings based on Tract 1424 – Gray Rock Phase 2.

April 13, 2005  
1909-0201

