

05 JUL 13 PM 3:07

MTL-70007SH

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State of Oregon, County of Klamath  
Recorded 07/13/05 3:07 Pm  
Vol M05 Pg 53669  
Linda Smith, County Clerk  
Fee \$ 81.00 # of Pgs 1

THIS SPACE

After recording return to:

Brian D. Sherrill

P O Box X

Klamath Falls, OR 97601

Until a change is requested all  
tax statements shall be sent to  
The following address:

Brian D. Sherrill

P O Box X

Klamath Falls, OR 97601

Escrow No. MT70067-SH

Title No. 0070067

SWL

### STATUTORY WARRANTY DEED

**Diamond Key Builders LLC, An Oregon Limited Liability Company**, Grantor(s) hereby convey and warrant to **Brian D. Sherrill**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 39, Tract 1403, FIRST ADDITION TO KLAMATH MEADOWS EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012BA-8000-000

Key No: 890575

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$218,900.00**.

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 8th day of July, 2005.

Diamond Key Builders LLC

BY: George H. Gardner  
GEORGE H. GARDNER, MEMBER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 8, 2005 by Goerge H. Gardner, Member for Diamond Key Builders LLC.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

2/10/07