



After recording return to:  
Southwind LLC  
*16340 Lower Harbor Rd #231*  
*Brookings OR 97415*

Until a change is requested all tax statements  
shall be sent to the following address:  
Southwind LLC

*Same*

File No.: 7021-567794 (DMC)  
Date: June 27, 2005

THIS SPACE

State of Oregon, County of Klamath

Recorded 07/22/05 3:40 p m

Vol M05 Pg 56832-34

Linda Smith, County Clerk

Fee \$ 3/00 # of Pgs 3

## STATUTORY WARRANTY DEED

**Edwin J. Clough III**, Grantor, conveys and warrants to **Southwind LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

### **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.
2. The **2005-2006** Taxes, a lien not yet payable..

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 **\$127,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 21 day of June, 2005.


31F

56833

APN: R611617

Statutory Warranty Deed  
- continued

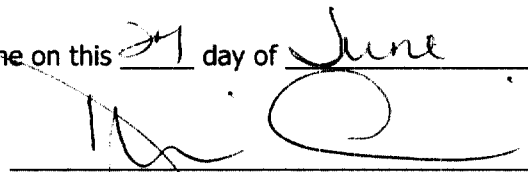
File No.: 7021-567794 (DMC)  
Date: 06/27/2005

  
Edwin J. Clough III

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 21 day of June, 2005  
by **Edwin J. Clough III.**



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2005

APN: R611617

Statutory Warranty Deed  
- continuedFile No.: 7021-567794 (DMC)  
Date: 06/27/2005**EXHIBIT A****LEGAL DESCRIPTION:**

Lot 23, Block 19, Second Railroad Addition to the City of Klamath Falls.

Also That portion of the Northwest Quarter of the Southwest Quarter of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at a point 1136.5 feet South of the Southwest corner of Block 11 in Railroad Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat in the office of said Klamath County; thence East 150 feet to the right of way of the California Northeastern Railroad; thence South 150 feet to the North side of the County Road; thence North 55° West, along said County Road 183 feet; thence North 45 feet to the place of beginning.

Also that portion of vacated South 6th Street more particularly described as follows: Beginning at a point where the East line of Spring Street in the City of Klamath Falls, Klamath County, Oregon, intersects the Northerly line of South 6th Street; thence along the East line of Spring Street extended, Southerly to a point on the center line of South 6th Street, which line lies 30 feet Southerly, when measured at right angles, to the Northerly line of South 6th Street; thence Southeasterly and parallel to the Northerly line of South 6th Street to a point where it intersects the East line of Block 19, Second Railroad Addition extended; thence North along said extended East line of said Block 19 to the Northerly line of South 6th Street; thence Northwesterly along the Northerly line of South 6th Street to the point of beginning.