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After recording return to:

Lawyers Title Insurance Corporation  
1555 E. McAndrews Road, Suite 100  
Medford OR 97504

Vol M05 Page 58779

State of Oregon, County of Klamath

Recorded 07/28/05 3:27 Pm

Vol M05 Pg 58779-80

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested, all tax statements  
shall be sent to Grantee at the following address:

4266 Tami Lane  
Central Point OR 97502

ATC 61380

## STATUTORY WARRANTY DEED

Lakewoods Development LLC

, Grantor, conveys and warrants to  
Patrick Coniff and Brenda Coniff, as tenants by the entirety

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:  
See Exhibit "A" attached hereto and made a part hereof

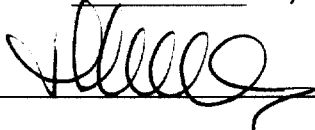
This property is free of encumbrances, **EXCEPT:**

See Exhibit "A" attached hereto and made a part hereof

The true consideration for this conveyance is \$ 104,900.00.

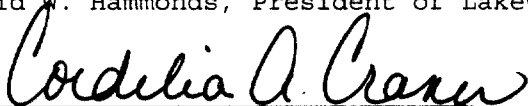
**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Dated this 26<sup>th</sup> day of July, 2005.

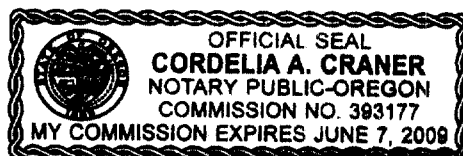


STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of July, 2005, by  
David W. Hammonds, President of Lakewoods Development LLC



Notary Public for Oregon  
My commission expires 6-7-09



26-A

**EXHIBIT A**

1051

**58780**

Lot 19, Block 3, Tract No. ~~1841~~, LAKEWOODS UNIT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**SUBJECT TO:**

1. 2005-2006 tax #R71843, a lien not yet due and payable.
2. The subject property lies with the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.
3. Conditions, restrictions and/or setbacks, as shown on the recorded plat of Tract No. 1051, Lakewoods Unit No. 2.
4. Setbacks as shown on the recorded plat, Affects: 50 foot building set back along front and rear lot lines.
5. Setbacks, as shown on the recorded plat, Affects: 20 foot building set back along side lot lines.
6. The Bylaws, including the terms and provisions thereof, of the Lakewoods Owners Association, Inc., Recorded: February 27, 2002 in Book M-20 on Page 12035.
7. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof, Recorded February 27, 2002 Book M-02 Page 12035.

NOTE: This exception omits from said instrument any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt un 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

8. An easement created by instrument, including the terms and provisions thereof, Dated May 7, 2002, Recorded July 2, 2002 in Book M-02 Page 37878 in favor of: United Telephone Company of the Northwest, an Oregon Corporation, dba Sprint for: Communications System Right of Way Easement.