

41g0411470cac

After recording return to:

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

State Of Oregon, County Of Klamath

M05-61239

8/4/2005 3:05:46 PM

Of Pages 2 Fee: \$26.00

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

1656 N Laurel Ave
Upland CA 91784

ATC 62059

STATUTORY WARRANTY DEED

Lakewoods Development LLC

, Grantor, conveys and warrants to
Ronald L. Mathis and Alma Mathis, Trustees of The Mathis Family Trust dated March 16, 1989

, 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 \$ 225,000.00.

**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.**

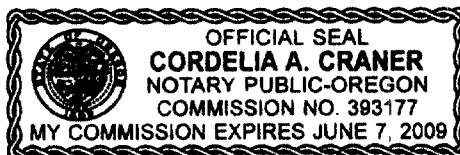
Dated this 1st day of August, 2005.

STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 1st day of August, 2005, by
Lakewoods Development LLC, David Hammond, president
Norman Mathis, member

Cordeia A. Craner
Notary Public for Oregon

My commission expires 6-7-09



26-A

62059

41g0411470cac

EXHIBIT A

Lot 4, Block 5, Tract No. 1077, LAKEWOODS SUBDIVISION UNIT #3, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SUBJECT TO:

1. 2005-2006 Real Property Taxes, a lien in an amount to be determined, but not yet payable.
2. The subject property lies within 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 Shudivision Unit #2.
4. Setbacks, as shown on the recorded plat, affects 50 foot building set back.
5. Setbacks, as shown on the recorded plat, affects 30 foot building set back.
6. Setbacks, as shown on the recorded plat, affects 20 foot building set back.
7. Vehicular access prohibited from Dead Indian County Road to Lots 1,2,3,4 and 5 Block 3 and Lots 1,2,3,4 and 5, Block 4.
8. The Bylaws, including the terms and provisions thereof, of the Lakewoods Owners Association, Inc., Recorded February 27, 2002; Book M-02; Page 12018.
9. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof, Recorded February 27, 2002; Book M02; Page 12035.
10. An Easement created by instrument, including the terms and probisions thereof, dated May 7, 2002; recorded July 2, 2002; Book M-02; Page 37878. In favor of United Telephone Company of the Northwest, an Oregon Corporation, dba Sprint Communications System Right-of-Way Easement.