

State Of Oregon, County Of Klamath

M05-63002

08/29/2005 10:51:00 AM

Of Pages 3 Fee: \$31.00

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

ATE 61816

COVER SHEET

DOCUMENT: WARRANTY DEED

GRANTOR: Lakewoods Development LLC.

GRANTEE: Kim Pickett-Bradford

CONSIDERATION: \$ 114,900.00

DATE: August 11, 2005

LEGAL DESCRIPTION: See Attached

31-A

41g0411339cac

After recording return to:

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

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

3440 Karges Way
Medford OR 97504

STATUTORY WARRANTY DEED

Lakewoods Development LLC

, Grantor, conveys and warrants to
Kim Pickett-Bradford

, 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 \$ 114,900.00.

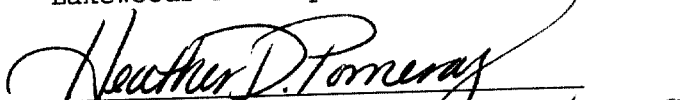
**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF
APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT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

Dated this 11 day of August, 2005.



STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 11 day of August, 2005, by
Lakewoods Development LLC, Dave Hammonds


Notary Public for Oregon
My commission expires May 24, 2008

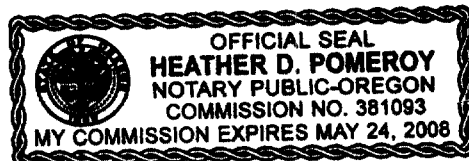


EXHIBIT A

Lot 21, Block 3, Tract No. 1051, LAKEWOODS UNIT #2, 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 not yet due and 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 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. The Bylaws including the terms and provisions thereof, of the Lakewoods Owners Association, Inc., Recorded: February 27, 202 Book: M02 Page: 12018.
8. Covenants, conditions restrictions, easements, and/or setbacks, imposed by instrument, including ther terms and provisions thereof. Recorded: February 27, 200 , Book: M02, 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 3504, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

9. An easement created by instrument, including the terms and provisions thereof,
Dated: May 7, 2002, Recorded July2, 2002, Book: M02, Page: 37878. In favor of: United Telephone Company of the Northwest, an Oregon Corporation, dba Sprint; For: Communicatins System Right-of-Way Easement.