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After recording return to:

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

M05-65442

Klamath County, Oregon
09/30/2005 11:13:51 AM
Pages 2 Fee: \$26.00

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

96467 Ocean Park Dr
Brookings OR 97415

ITE - 62064

STATUTORY WARRANTY DEED

DWH Development LLC, an Oregon Limited Liability Company

, Grantor, conveys and warrants to
Victor T. Catalina

, 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 \$ 529,000.00.

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.

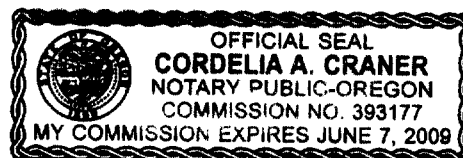
Dated this 22nd day of September, 2005.



STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 22nd day of September, 2005, by
DWH Development LLC

Cordeia A. Craner
Notary Public for Oregon
My commission expires 6-7-09



26-A

EXHIBIT A

Lot 4, Block 2, Tract No. 1034, LAKEWOODS SUBDIVISION UNIT NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SUBJECT TO:

3. The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.
4. Conditions, restrictions easements and/or setbacks, as shown on the recorded plat of Tract No. 1034, Lakewoods Subdivision Unit #1.
5. Setbacks, as shown on the recorded plat,
Affects: 50 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, Block 1 and Lots, 1, 16, 17 and 24, Block 2.
8. The Bylaws, including the terms and provisions thereof, of the Lakewoods Owners Association, Inc.,
Recorded: February 27, 2002
Book: M02
Page: 12018
9. Assessments of the Lakewoods Owners Association, Inc., as provided for in the bylaws, if any, or the covenants, conditions and restrictions shown above.
10. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,
Recorded: February 27, 2002
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 3604, 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.

11. An easement created by instrument, including the terms and provisions thereof,
Dated: May 7, 2002
Recorded: July 2, 2002
Book: M02
Page: 37878
In favor of: United Telephone Company of the Northwest, an Oregon Corporation, dba Sprint
For: Communications System Right-of-Way Easement