



After recording return to:
David W. and Yvette M. Sehnem
283 Goldenwood Circle
Simi Valley, CA 93065

Until a change is requested all tax statements
shall be sent to the following address:
David W. and Yvette M. Sehnem
283 Goldenwood Circle
Simi Valley, CA 93065

File No.: 7021-658460 (DMC)
Date: October 26, 2005

M05-68384

Klamath County, Oregon

11/04/2005 03:33:39 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Diamond Key Builders, LLC Limited Liability Company, Grantor, conveys and warrants to **David W. Sehnem and Yvette M. Sehnem**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 58 of Tract 1428, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

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 **\$236,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 31 day of October, 2005.

26F

APN: 890867

Statutory Warranty Deed
- continued

File No.: 7021-658460 (DMC)
Date: 10/26/2005

Diamond Key Builders, LLC, a Limited Liability
Company


By: George H. Gardner, President

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 31 day of October, 2005
by George H. Gardner as President of Diamond Key Builders, LLC, on behalf of the Limited Liability
Company.




Notary Public for Oregon
My commission expires: 11/7/05