



**M05-72137**

Klamath County, Oregon

12/30/2005 02:57:03 PM

Pages 2 Fee: \$26.00

After recording return to:  
Randy L. Shaw and Carolyn J. Shaw  
3462 Barnes Way  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Randy L. Shaw and Carolyn J. Shaw  
3462 Barnes Way  
Klamath Falls, OR 97603

File No.: 7021-645829 (DMC)  
Date: December 22, 2005

## **STATUTORY WARRANTY DEED**

**Diamond Key Builders, LLC**, Grantor, conveys and warrants to **Randy L. Shaw and Carolyn J. Shaw as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 50 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 **\$207,415.00**. (Here comply with requirements of ORS 93.030)

Dated this 22 day of December, 2005.

## Diamond Key Builders, LLC

Alma J. Gardner

By: Debra J. Gardner, Manager

STATE OF Oregon )  
County of Jackson )ss.  
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This instrument was acknowledged before me on this 22 day of December, 2005  
by Debra J. Gardner as Manager of Diamond Key Builders, LLC, on behalf of the Diamond Key Builders.

Ans m Cpm

Notary Public for Oregon  
My commission expires: 10/1/09

