



After recording return to:
Janet Hetherington
507 Topaz Avenue
Henderson, NV 89015

Until a change is requested all tax statements
shall be sent to the following address:
Janet Hetherington
507 Topaz Avenue
Henderson, NV 89015

File No.: 7021-672717 (DMC)
Date: November 15, 2005

M06-00744

Klamath County, Oregon

01/13/2006 11:14:26 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Diamond Key Builders, LLC, Grantor, conveys and warrants to **Janet Hetherington, a Married Woman As her Sole and Seperate Property**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 32 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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. AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

The true consideration for this conveyance is **\$208,379.20**. (Here comply with requirements of ORS 93.030)

21F

Dated this 4th day of January, 2006.

Diamond Key Builders, LLC

Debra J. Gardner
By: Debra J. Gardner, Manager

STATE OF Oregon)
County of Jackson)ss.
)

This instrument was acknowledged before me on this 4th day of January, 2006
by Debra J. Gardner as Manager of Diamond Key Builders, LLC, on behalf of the Diamond Key Builders,
LLC.

Deloris Mc Grew

Notary Public for Oregon

My commission expires: ~~November 7, 2006~~

11-1-09

