



M06-02645

Klamath County, Oregon

02/10/2006 03:00:37 PM

Pages 2 Fee: \$26.00

After recording return to:

ALLEN BURNS

3808 OLD FORT RD.

KLAMATH FALLS, OR 97601

Until a change is requested all  
tax statements shall be sent to  
The following address:

ALLEN BURNS

3808 OLD FORT RD.

KLAMATH FALLS, OR 97601

Escrow No. MT69805-PS

Title No. 0069805

MTC 69805-PS

SWD

### STATUTORY WARRANTY DEED

**PARADISE HILL DEVELOPMENT, L.L.C., an Oregon limited liability company**, Grantor(s) hereby convey and warrant to **ALLEN BURNS and JOANN BURNS, husband and wife**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 45, Tract 1460 - GRAY ROCK PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-00600-04600-000

Key No: R892268

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$159,000.00**.

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 DOES 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)).

Dated this 10th day of Feb, 2006.

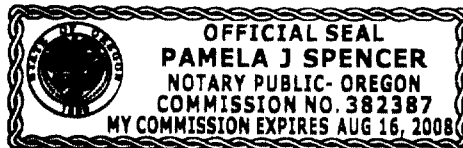
PARADISE HILL DEVELOPMENT, L.L.C.

BY:

L. Frank Goodson  
L. FRANK GOODSON, MEMBER

BY:

Mark R. Wendt  
MARK R. WENDT, MEMBER



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Feb 10, 2006 by L. FRANK GOODSON, as Member of PARADISE HILL DEVELOPMENT, L.L.C. an Oregon limited liability company.

Pamela J. Spencer  
(Notary Public for Oregon)

My commission expires

8/16/2008

26.00

STATE OF OREGON  
COUNTY OF KLAMATH

This instrument was acknowledged before me on Feb 10, 2006, by  
Mark R. Wendt, as Member of PARADISE HILL DEVELOPMENT, L.L.C., an Oregon  
limited liability company.

Pamela J Spencer  
Notary Public for Oregon  
My commission expires: 8/16/2008

