



After recording return to:  
Stephen M. Federico  
6410 Willmott Court  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Stephen M. Federico  
6410 Willmott Court  
Klamath Falls, OR 97603

File No.: 7021-700027 (DMC)  
Date: February 09, 2006

**M06-02677**

Klamath County, Oregon

02/10/2006 03:24:29 PM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

**Diamond Key Builders, LLC**, Grantor, conveys and warrants to **Stephen M. Federico**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 35, 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.

The true consideration for this conveyance is **\$230,998.00**. (Here comply with requirements of ORS 93.030)

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)).

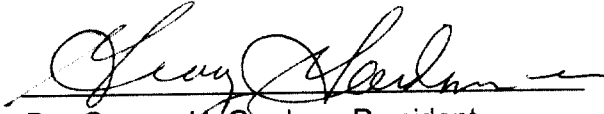
APN: 890844

Statutory Warranty Deed  
- continued

File No.: 7021-700027 (DMC)  
Date: 02/09/2006

Dated this 9 day of February, 2006.

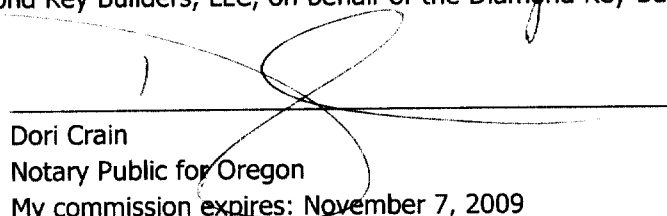
Diamond Key Builders, LLC

  
By: George H. Gardner, President

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 9 day of February, 2006,  
by George H. Gardner as President of Diamond Key Builders, LLC, on behalf of the Diamond Key Builders,  
LLC.



  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009