



After recording return to:
Joyce B. Violette-Eberle
10602 Bolsa Avenue #10
Garden Grove, CA 92843

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

Joyce B. Violette-Eberle
10602 Bolsa Avenue #10
Garden Grove, CA 92843

File No.: 7021-670783 (DMC)
Date: January 06, 2006

M06-03995

Klamath County, Oregon

03/03/2006 03:46:04 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Diamond Key Builders, LLC, Grantor, conveys and warrants to **Joyce B. Violette-Eberle**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 59 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.

The true consideration for this conveyance is **\$224,292.25**. (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)).

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Dated this 2 day of March, 2006.

Diamond Key Builders, LLC


By: George H. Gardner, Manager

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 2 day of March, 2006
by George H. Gardner as Manager of Diamond Key Builders, LLC, on behalf of the Diamond Key Builders,
LLC.




Notary Public for Oregon

My commission expires: 11/7/09