

M06-05379

Klamath County, Oregon

03/23/2006 03:47:38 PM

Pages 2 Fee: \$26.00



After recording return to:

Trudy Ratajczak

3341 Barnes Way
Klamath Falls, OR 97603

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

Trudy Ratajczak

3341 Barnes Way
Klamath Falls, OR 97603

File No.: 7021-713632 (DMC)

Date: March 20, 2006

THIS SPACE RESERVED FOR RECORDING USE

STATUTORY WARRANTY DEED

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

Lot 43 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 **\$205,900.00**. (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 ORS 197.352. 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 ORS 197.352.

Dated this 23 day of March, 2006.

26

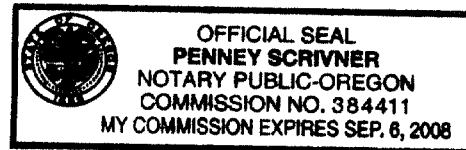
APN: 890852

Statutory Warranty Deed
- continued

File No.: 7021-713632 (DMC)
Date: 03/20/2006


Diamond Key Builders, LLC


By: George H. Gardner, Manager



STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 23 day of March, 2006
by George H. Gardner as Manager of Diamond Key Builders, LLC, on behalf of the Diamond Key Builders,
LLC.


~~Dori Crain~~ Penney Scrivner
Notary Public for Oregon
My commission expires: ~~November 7, 2009~~ 9-6-2008