

MTC 75017-MS



THIS SPACE

**M06-12802**

Klamath County, Oregon

06/22/2006 11:41:56 AM

Pages 3 Fee: \$31.00

After recording return to:

Dove Hollow Development, LLC, an Oregon  
Limited Liability Company

5181 Gatewood

Klamath Falls, OR 97603

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

Dove Hollow Development, LLC, an Oregon  
Limited Liability Company

5181 Gatewood

Klamath Falls, OR 97603

Escrow No. MT75017-MS

Title No. 0075017

SWD

### STATUTORY WARRANTY DEED

**Stephen R. Holmes, Ruby N. Holmes, Roy W. Holmes, Stacey R. Holmes, Brian C. Conover, Luanne J. Conover, Stanley D. Peters and Linda L. Peters**, Grantor(s) hereby convey and warrant to **Dove Hollow Development, LLC, an Oregon Limited Liability Company**, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$other than \$\$**.

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.

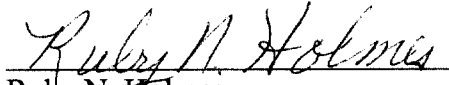
Dated this 31st day of June, 2006

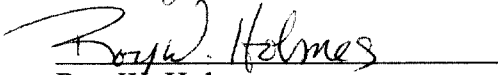
SEE SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.


31.00

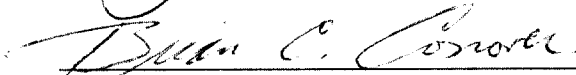
SIGNATURE PAGE

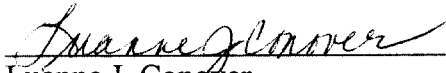
  
Stephen R. Holmes

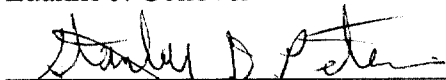
  
Ruby N. Holmes

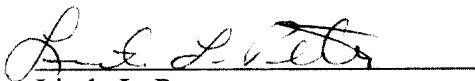
  
Roy W. Holmes

  
Stacey R. Holmes

  
Brian C. Conover

  
Luanne J. Conover

  
Stanley D. Peters

  
Linda L. Peters

STATE OF OREGON


SS. June 21, 2006

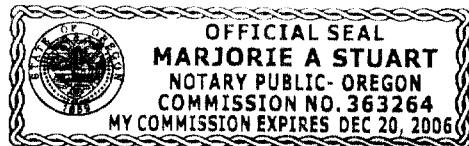
COUNTY OF KLAMATH

Personally appeared the above named **Stephen R. Holmes, Ruby N. Holmes, Roy W. Holmes, Stacey R. Holmes, Brian C. Conover, Luanne J. Conover, Stanley D. Peters and Linda L. Peters** and acknowledged the foregoing instrument to be **their** voluntary act.

WITNESS My hand and official seal.

(seal)

  
\_\_\_\_\_  
Notary Public  
State of Oregon  
My Commission expires: 12-20-06



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A portion of the N1/2 SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the center line of Patterson Street with the North boundary of the SW1/4 of said Section 36, which point is 1303.0 feet, more or less, East of the one-quarter corner common to Sections 35 and 36 of said Township and Range; thence East, along the North boundary of the SW1/4 of said Section 36, a distance of 450.0 feet; thence South, along a line parallel to said Patterson Street, a distance of 400.00 feet; thence West, along a line parallel to said North boundary, a distance of 450.0 feet, more or less, to the centerline of said Patterson Street; thence North 400.0 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING that portion within the boundaries of Patterson Street.

**PARCEL 2**

A tract of land in the NE1/4 SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East boundary of Patterson Street, said point begin North 89° 55' East a distance of 1345.2 feet and North 0° 16' West a distance of 2187.0 feet from the Southwest corner of said Section 36; thence North 89° 39 ½' East a distance of 420.0 feet; thence North 0° 16' West a distance of 91.2 feet to an iron pin on the Southeast corner of property deed to Dr. W.M. G. Holford, Jr., and Bernice K. Wolford by Deed Volume 278, page 240, Klamath County Deed Records; thence North 89° 59' West along the South line of said property a distance of 420.0 feet to the East boundary of Patterson Street; thence South 0° 16' East along the East boundary of Patterson Street a distance of 94.0 feet, more or less, to the point of beginning.

Tax Account No:3809-036CA-01800-000Key No:451059