



08/09/2006 02:24:25 PM

Fee: \$26.00

After recording return to:
David Bell
5100 Woodland Avenue
Yorba Linda, CA 92887

Until a change is requested, all tax statements shall be sent
to the following address:
David Bell
5100 Woodland Avenue
Yorba Linda, CA 92887

ASPEN: 63743

STATUTORY WARRANTY DEED

Lakewoods Development, LLC, Grantor, conveys and warrants to David Bell and Margaret Rose Bell, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 12, Block 2, Tract 1034, LAKEWOODS SUBDIVISION UNIT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$149,900.00

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 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 ORS 197.352.

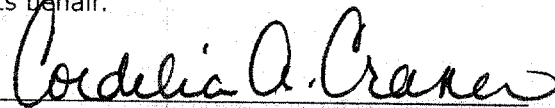
Dated 7th day of August, 2006

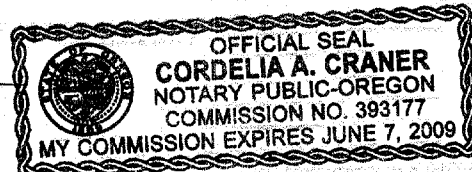
Lakewoods Development, LLC

BY 
ITS Managing Member

STATE OF OREGON
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 7th day of August, 2006 by David Hammonds as the Managing Member of Lakewoods Development, LLC on its behalf.


Notary Public State of Oregon
My commission expires: 6-7-09



Order No. 41g0413118

Exhibit "A" with Exceptions

Subject to:

2006-07 taxes, a lien in an amount to be determined, but not yet payable

The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.

The subject property lies within the boundaries of the Lakewoods Owners Association and is subject to the levies and assessments thereof.

Conditions, restrictions and/or setbacks, as shown on the recorded plat of Tract No. 1034, Lakewoods Subdivision Unit #1.

Setbacks, as shown on the recorded plat,
Affects: 50 foot building set back along the North lot line.

Setbacks, as shown on the recorded plat,
Affects: 20 foot building set back along the West, South and East lot lines.

Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,

Recorded: July 12, 1972

Book: M-72

Page: 7608

NOTE: This exception omits from said instrument any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

The Bylaws, including the terms and provisions thereof, of the Lakewoods Owners Association, Inc.

Recorded: February 27, 2002

Book: M-02

Page: 12018

Assessments of the Lakewoods Owner's Association as provided for in the bylaws, if any, or the covenants, conditions and restrictions shown above.

Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,

Recorded: February 27, 2002

Book: M-02

Page: 12035

NOTE: This exception omits from said instrument any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

An easement created by instrument, including the terms and provisions thereof,

Dated: May 7, 2002

Recorded: July 2, 2002

Book: M-02

Page: 37878

In favor of: United Telephone Company of the Northwest, an Oregon Corporation, dba Sprint

For: Communications System Right of Way Easement