



41g0413120000  
After recording return to:  
C. A. Galpin  
744 Cardley Avenue #100  
Medford, OR 97504

2006-018523  
Klamath County, Oregon



09/14/2006 01:48:29 PM

Fee: \$26.00

Until a change is requested, all tax statements shall be sent  
to the following address:  
C. A. Galpin  
744 Cardley Avenue #100  
Medford, OR 97504

ASPER: 63750  
**STATUTORY WARRANTY DEED**

Lakewoods Development, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants  
to C. A. Galpin, Grantee, the following described real property free of encumbrances except as  
specifically set forth herein:

Tax Account No. R71754 (Lot 10), R71736 (Lot 8)

This property is free of encumbrances, EXCEPT:  
SEE EXHIBIT "A" WITH EXCEPTIONS  
The true consideration for this conveyance is \$200,000.00

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 12<sup>th</sup> day of September, 2006

Lakewoods Development, LLC

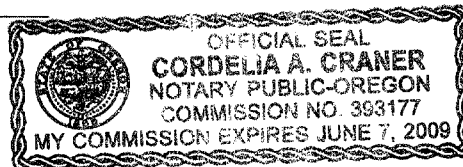
By: [Signature]  
David Hammonds, Managing Member

STATE OF OREGON  
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of September, 2006 by  
David Hammonds as the Managing Member of Lakewoods Development, LLC on its behalf.

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

Order No. 41g0413120



**Exhibit "A" with Exceptions**

**Lots 8 and 10, Block 3, Tract No. 1051, LAKEWOODS UNIT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**CODE 008 MAP 3805-005AO TL 05800 KEY # 71754  
CODE 008 MAP 3805-005AO TL 05600 KEY # 71736**

**SUBJECT TO:**

2006-2007 Real Property 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.

Conditions, restrictions easements and/or setbacks, as shown on the recorded plat of Tract No. 1051, Lakewoods Unit #2.

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

Setbacks, as shown on the recorded plat,  
Affects: 30 foot building set back.

Setbacks, as shown on the recorded plat,  
Affects: 20 foot building set back.

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

Recorded: February 27, 2002  
Book: M02  
Page: 12018

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

Recorded: February 27, 2002  
Book: M02  
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: M02  
Page: 37878  
In favor of: United Telephone Company of the Northwest, an Oregon Corporation, dba Sprint  
For: Communications System Right-of-Way Easement