

2006-019490

Klamath County, Oregon



After recording return to:  
Linda Sharman  
860 West View Drive  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Linda Sharman  
860 West View Drive  
Klamath Falls, OR 97603

File No.: 7021-864708 (DMC)  
Date: August 15, 2006

THIS



09/27/2006 03:53:16 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

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

**LOT 68 IN TRACT 1438, 8TH ADDITION TO NORTH HILLS - PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. The **2006-2007** Taxes, a lien not yet payable.
2. 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 **\$82,500.00**. (Here comply with requirements of ORS 93.030)

26-F

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 15 day of August, 2006.

Diamond Key Builders, LLC, a Limited Liability  
Company



By: George H. Gardner, President

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 15 day of August, 2006  
by George Gardner as President of Diamond Key Builders, LLC, on behalf of the Limited Liability  
Company.



✓  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009