

2006-021600

Klamath County, Oregon



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10/26/2006 03:51:08 PM

Fee: \$31.00

GRANTOR  
Paradise Hill Development, LLC

GRANTEE  
Paradise Hill Homeowners Association

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PARADISE HILL DEVELOPMENT, LLC, O'CONNOR LIVESTOCK COMPANY AND DANOC CORPORATION, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PARADISE HILL HOMEOWNERS ASSOCIATION, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

#### SEE EXHIBIT "A" ATTACHED

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

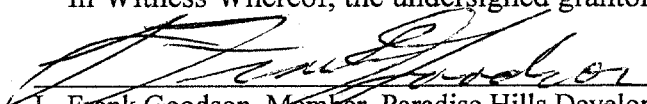
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 24 day of August, 2006.

  
L. Frank Goodson, Member, Paradise Hills Development, L.L.C.

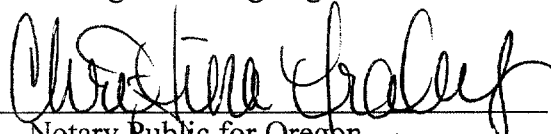
STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named L. Frank Goodson and acknowledge the foregoing instrument to be his voluntary act and deed.

(SEAL)



Before me:

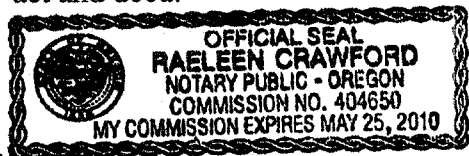
  
Notary Public for Oregon  
My Commission Expires 4-10-2010

  
Mark R. Wendt, Member, Paradise Hills Development, L.L.C.

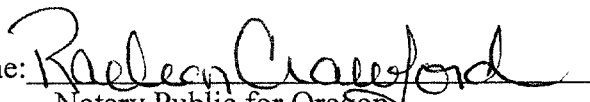
STATE OF OREGON, County of Klamath)ss.

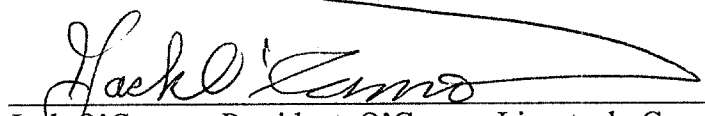
Personally appeared the above named Mark R. Wendt and acknowledge the foregoing instrument to be his voluntary act and deed.

(SEAL)



Before me:

  
Notary Public for Oregon  
My Commission Expires 5-25-10

  
Jack O'Connor, President, O'Connor Livestock Company

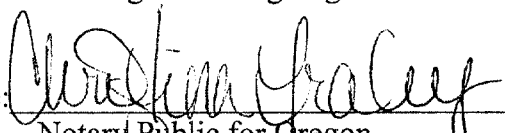
STATE OF OREGON, County of Klamath)ss.

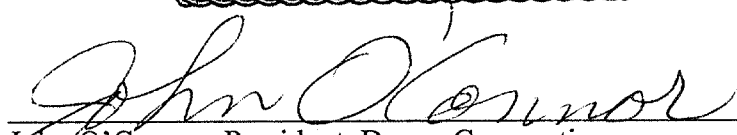
Personally appeared the above named Jack O'Connor and acknowledge the foregoing instrument to be his voluntary act and deed.

(SEAL)



Before me:

  
Notary Public for Oregon  
My Commission Expires 4-10-2010

  
John O'Connor, President, Danoc Corporation

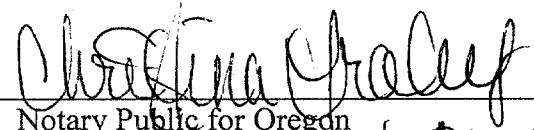
STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named John O'Connor and acknowledge the foregoing instrument to be his voluntary act and deed.

(SEAL)



Before me:

  
Notary Public for Oregon  
My Commission Expires 4-10-2010

## EXHIBIT A

### DESCRIPTION FOR PORTION OF PEREGRINE HEIGHTS ROAD TO BE CONVEYED TO THE PARADISE HILL HOMEOWNERS ASSOCIATION FOR TRACT 1477 – GRAY ROCK PHASE 6

A strip of land 60.00 feet in width situated in the SE1/4 of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said strip of land being 30.00 feet on each side of the following described centerline:

Beginning at a point on the south line of said Section 6 which bears N89°50'18"W 1580.05 feet from the corner common to Sections 5, 6, 7, & 8, said point being Engineer's Station 25+28.67; thence N35°03'07"W 0.14 feet, to Engineer's Station 25+28.81; thence 257.16 feet along the arc of a 300.00 foot radius curve to the right, the long chord of which bears N10°29'42"W 249.36 feet and having a delta angle of 49°06'52", to Engineer's Station 27+85.97; thence N14°03'44"E 390.08 feet, to Engineer's Station 31+76.05; thence 231.29 feet along the arc of a 300.00 foot radius curve to the left, the long chord of which bears N08°01'29"W 225.61 feet and having a delta angle of 44°10'26", to Engineer's Station 34+07.34; thence N30°06'42"W 101.84 feet, to Engineer's Station 35+09.18; thence 446.12 feet along the arc of a 1000.00 foot radius curve to the left, the long chord of which bears N42°53'31"W 442.43 feet and having a delta angle of 25°33'39", to Engineer's Station 39+55.30; thence N55°40'20"W 346.70 feet, to Engineer's Station 43+02.00; thence 225.60 feet along the arc of a 100.00 foot radius curve to the right, the long chord of which bears N08°57'27"E 180.71 feet and having a delta angle of 129°15'35", to Engineer's Station 45+27.60; thence N73°35'15"E 206.07 feet, to Engineer's Station 47+33.67; thence 41.83 feet along the arc of a 250.00 foot radius curve to the right, the long chord of which bears N78°22'52"E 41.78 feet and having a delta angle of 9°35'14", to Engineer's Station 47+75.50 said Engineer's Station being a point on the west line of Lot 16 of Tract 1316 – Paradise Hill, from which the southwest corner thereof bears S00°43'33"E 357.06 feet; the sidelines of said strip to be extended or shortened to terminate on the beginning and ending lines.

1909-0207

Aug. 24, 2006