

2006-024021

Klamath County, Oregon



After recording return to:
Paul A. Fairbanks and Ruth Fairbanks
891 Westview Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Paul A. Fairbanks and Ruth Fairbanks
891 Westview Drive
Klamath Falls, OR 97603

File No.: 7021-935208 (DMC)
Date: November 28, 2006

THIS SPA



00010188200600240210020022

12/04/2006 03:15:26 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Diamond Key Builders LLC, Grantor, conveys and warrants to **Paul A. Fairbanks and Ruth Fairbanks as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 81 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. 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 **\$304,900.00**. (Here comply with requirements of ORS 93.030)

APN: R892045

Statutory Warranty Deed
- continued

File No.: 7021-935208 (DMC)
Date: 11/28/2006

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 29 day of November, 2006.

Diamond Key Builders, a Limited Liability
Company


By: George H. Gardner, President

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of November, 2006
by George H. Gardner as President of Diamond Key Builders, on behalf of the Limited Liability Company.




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