



2006-024767

Klamath County, Oregon



00011030200600247670020028

After recording return to:  
Jack A. Cook  
1515 Hwy 234  
Eagle Point, OR 97524

12/14/2006 02:15:20 PM

Fee: \$26.00

Until a change is requested, all tax statements shall be sent  
to the following address:  
Jack A. Cook  
1515 Hwy 234  
Eagle Point, OR 97524

ASPEN: 64127

**STATUTORY WARRANTY DEED**

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

Lot 40, Block 1, Tract No. 1077, LAKEWOODS SUBDIVISION, UNIT NO. 3, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 022 MAP 3805-005AO TL 01600 KEY #72094

Tax Account No. R72094

This property is free of encumbrances, EXCEPT:  
SEE EXHIBIT "A" WITH EXCEPTIONS  
The true consideration for this conveyance is \$639,900.00

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

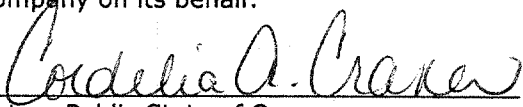
DWH Development, LLC

By: 

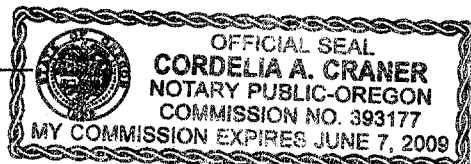
David Hammonds, Managing Member

STATE OF OREGON  
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of December, 2006 by David Hammonds as the Managing Member of DWH Development LLC, an Oregon Limited Liability Company on its behalf.

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

Order No. 41g0413317



\$26.00

**Exhibit "A" with Exceptions**

**Subject to:**

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. 1077, Lakewoods Subdivision Unit #3.

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

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

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

Recorded: December 3, 1973  
Book: M-73  
Page: 15619

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 Owners Association, Inc. 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