



2006-025591

Klamath County, Oregon



00011991200600255910020028

After recording return to:
Lawyers Title
3539 Heathrow Way #100
Medford, OR 97504

12/29/2006 03:09:50 PM

Fee: \$26.00

Until a change is requested, all tax statements shall be sent
to the following address:
Bryan E. Schlafke
2640 E. Barnett Road #234
Medford, OR 97504

ASPEN: 63682

STATUTORY WARRANTY DEED

DWH Development, LLC, Grantor, conveys and warrants to Bryan E. Schlafke, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 5, Block 2, Tract No. 1034, Lakewoods Subdivision, Unit No. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon,

Tax Account No. Key #R71362

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS

The true consideration for this conveyance is \$749,000.00 which consideration has been paid by an Accommodator pursuant to a 1031 Tax Deferred Exchange.

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 27th day of December, 2006

DWH Development, LLC

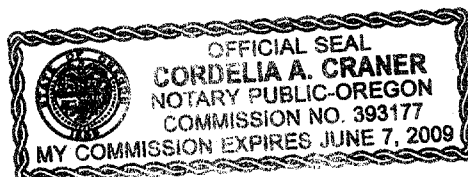
BY David W. Hammonds
ITS Managing Member

STATE OF OREGON
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 27th day of December, 2006 by David W. Hammonds as the President of DWH Development, LLC on its behalf.

Cordelia A. Craner
Notary Public State of Oregon
My commission expires: 6-7-09

Order No. 41g0413082



\$ 26.00

SPECIAL EXCEPTIONS:

1. The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.
2. The subject property lies within the boundaries of the Lakewoods Owners Association and is subject to the levies and assessments thereof.
3. Conditions, restrictions and/or setbacks, as shown on the recorded plat of Tract No. 1034, Lakewoods Subdivision Unit #1.
4. Setbacks, as shown on the recorded plat,
Affects: 50 foot building set back from the West lot line.
5. Setbacks, as shown on the recorded plat,
Affects: 20 foot building set back from the North, South and East lot lines.

6. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,
Recorded: July 12, 1972
Book: M-72
Page: 7608

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.

7. The Bylaws, including the terms and provisions thereof, of the Lakewoods Owners Association, Inc.,
Recorded: February 27, 2002
Book: M-02
Page: 12018
8. 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.

9. Assessments of the Lakewoods Owners Association, Inc. as provided for in the bylaws, if any, or the covenants, conditions and restrictions shown above.
10. 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