



2007-005981
Klamath County, Oregon



03/30/2007 02:38:23 PM

Fee: \$26.00

After recording return to:
Josh Magee
372 Shadow Lawn Drive
Eagle Point, OR 97524

Until a change is requested, all tax statements shall be sent
to the following address:
Josh Magee
372 Shadow Lawn Drive
Eagle Point, OR 97524

ATE: 64506

STATUTORY WARRANTY DEED

DWH

~~Lakewood~~ Development, LLC, Grantor, conveys and warrants to Josh Magee and Jennifer S. Magee, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 23, 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, Co., OR Tax Account No. 71549

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$139,900.00

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 28th day of March, 2007

DWH

~~Lakewood~~ Development, LLC

BY David Hammonds
ITS Managing Member

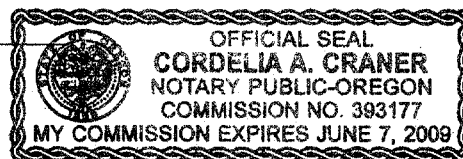
STATE OF OREGON
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 28th day of March, 2007 by David Hammonds as the Managing Member of ~~Lakewood~~ Development, LLC on its behalf.

DWH

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

Order No. 41g0413540



\$26-A

Exhibit "A" with Exceptions

Subject to:

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, Inc. and is subject to the levies and assessments thereof.
3. Conditions, restrictions easements 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
5. Setbacks, as shown on the recorded plat,
Affects: 20 foot building set back
6. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,
Recorded: July 12, 1972
Book: M72
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: M02
Page: 12018

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

8. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,
Recorded: February 27, 2002
Book: M02
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. An easement created by instrument, including the terms and provisions thereof,
Dated: May 7, 2002
Recorded: July 2, 2002
Book: M02
Page: 37878
In favor of: United Telephone company of the Northwest, an Oregon Corporation, dba Sprint
For: Communications System Right-of-Way Easement