



After recording return to:  
James A. Davies and Cheryl S. Davies  
8610 Priest River Dr  
Round Rock, TX 78681

Until a change is requested all tax statements  
shall be sent to the following address:  
James A. Davies and Cheryl S. Davies  
8610 Priest River Dr  
Round Rock, TX 78681

File No.: 7021-995792 (DMC)  
Date: March 02, 2007

2007-007106  
Klamath County, Oregon



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04/17/2007 03:29:14 PM

Fee: \$26.00

THIS SPACE

### STATUTORY WARRANTY DEED

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

**Lot 80 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.

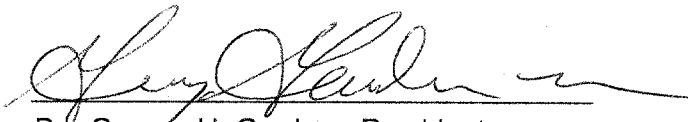
The true consideration for this conveyance is **\$291,000.00**. (Here comply with requirements of ORS 93.030)

26.-F

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, 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 10 day of April, 2007.

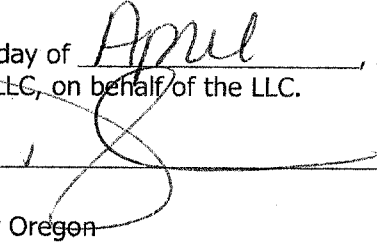
Diamond Key Builders LLC

  
By: George H. Gardner, President

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 10 day of April, 2007  
by George H. Gardner as President of Diamond Key Builders LLC, on behalf of the LLC.



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