

UTC 86580

2009-016273

THIS SPACE

Klamath County, Oregon



00077371200900162730030039

12/30/2009 03:25:49 PM

Fee: \$47.00

After recording return to:

Douglas J. Herring

PO Box 1163

Crescent, OR 97733

Until a change is requested all tax statements shall be sent to the following address:

Douglas J. Herring

PO Box 1163

Crescent, OR 97733

Escrow No. BT120049DB

Title No. 0086580

SWD

STATUTORY WARRANTY DEED

Highmark Investment Group LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Douglas J. Herring**, Grantee(s) the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT A

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

LOT 5 (FIVE) IN BLOCK 1 (ONE) OF FIRST ADDITION CRES DEL ACRES:

1. Animals will be restricted to household pets. No cows, pigs, chickens, ducks, or goats. Three horses per lot maximum.
2. Buildings shall be constructed in a workman like manner and comply with state and county building codes.
3. Any trailer used as a permanent residence shall have a retail value of \$1,500.00 or more when installed.
4. Businesses shall be restricted to lots having highway frontage only.
5. All lot owners shall be responsible for maintaining their lots free of trash and refuse at all times.
6. No tents shall be used as dwellings on the property.

The true and actual consideration for this conveyance is **\$460,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 24 day of Dec, 2009.

Highmark Investment Group LLC

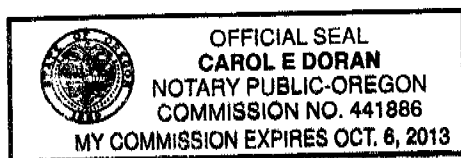
Mark Keith- Member

Mary Diane Keith- Member

State of Oregon

County of Deschutes

This instrument was acknowledged before me on Dec 24, 2009 by Mark Keith as member of Highmark Investment Group LLC.



(Notary Public for Oregon)

My commission expires 10-6-2013

ATAMT

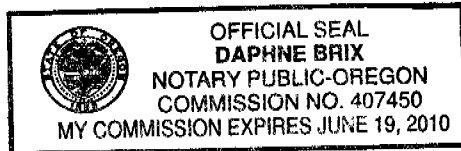
State of Oregon
County of Deschutes

This instrument was acknowledged before me on Dec 29, 2009 by Mary Diane Keith as
member of Highmark Investment Group LLC.

Daphne Brix

(Notary Public for Oregon)

My commission expires 6/19/2010



LEGAL DESCRIPTION

"EXHIBIT A"

Lots 8, 11 and 12 in Block 3 of LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; Lot 5 in Block 1 of FIRST ADDITION CRES-DEL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; Lots 2, 3, 4, 6, 17, 18, 35, 36, 38, and 44, DIAMOND MEADOWS, TRACT NO. 1384, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.