

AFTER RECORDING RETURN TO:

JOHN L. HOPKINS  
10807 SE Fuller Road #14  
Milwaukie, OR 97222

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

Escrow No: 4500-39287RR  
Order No: 45-39287

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1999 DEC 15 PM 3:31

State of Oregon, County of Klamath  
Recorded 12/15/99, at 3:31 p.m.  
In Vol. M99 Page 49338  
Linda Smith,  
County Clerk Fee \$ 36<sup>00</sup>

MTC 49810  
SPECIAL WARRANTY DEED - STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

MORRIS A. ARNTSON, JR. AND KORY ARNTSON DBA M.K. DEVELOPMENT

Grantor, conveys and specially warrants to JOHN L. HOPKINS

Grantee, the following described real property free of encumbrances created or suffered by  
the grantor except as specifically set forth herein:

Lot 39, Block 2, Tract 1098-Split Rail Ranchos, according to the official plat thereof on  
file in the office of the county clerk of Klamath County, Oregon

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.

ENCUMBRANCES:

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF PUBLIC RECORD.

THIS DEED IS GIVEN IN FULFILLMENT OF THAT CERTAIN UNRECORDED CONTRACT BETWEEN MORRIS A.  
ARNTSON, JR. AND KORY ARNTSON DBA M.J. DEVELOPMENT AS VENDORS AND JOHN L. HOPKINS AS VENDEE.

The true consideration for this conveyance is \$ 94,000.00

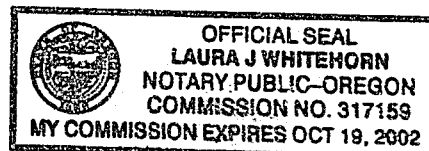
Dated 12-3-99 ; if a corporate grantor, it has caused its name to  
be signed by order of its board of directors.

Morris A. Arntson, Jr.  
MORRIS A. ARNTSON, JR.

Kory Arntson  
KORY ARNTSON

STATE OF OREGON, County of Multnomah ) ss.  
This instrument was acknowledged before me on December 3, 1999,  
by Morris A. Arntson, Jr. and Kory A. Arntson  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_ as \_\_\_\_\_  
of \_\_\_\_\_

Laura J. Whitehorn  
Notary Public for Oregon  
My commission expires: 10/19/02



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