

mtc 56476-K2

State of Oregon, County of Klamath
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Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

KUHLMAN BUILDERS, INC.
1124 SUNSET BEACH ROAD
KLAMATH FALLS, OR 97601

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

WARRANTY DEED

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.

FOOTHILLS PINNACLE LLC, an Oregon Limited Liability Company

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.

KUHLMAN BUILDERS, INC., an Oregon Corporation

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.

\$27,000.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

1124 SUNSET BEACH ROAD, KLAMATH FALLS, OREGON 97601

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or
WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for instruments to
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABILITY COMPANY,

Grantor(s), hereby grant, bargain, sell and convey to:

KUHLMAN BUILDERS, INC., AN OREGON CORPORATION

Grantee(s), and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 28 IN TRACT 1344 - SEVENTH ADDITION TO NORTH HILLS - PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 27,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1124 SUNSET BEACH ROAD, KLAMATH FALLS, OREGON (7601

Dated this 8th day of June 1999.

FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY Ron Loveness MEMBER
RON LOVENESS

BY Mary Lou Loveness MEMBER
MARY LOU LOVENESS

BY Loren Loveness MEMBER
LOREN LOVENESS

BY Elsie Loveness MEMBER
ELSIE LOVENESS

FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY Melvin L. Stewart MEMBER
MELVIN L. STEWART,

BY Mary Lou Stewart MEMBER
MARY LOU STEWART

BY David R. Sporrer MEMBER
DAVID R. SPORRER

BY William C. Ransom MEMBER
WILLIAM RANSOM

BY Lee J. Smith MEMBER
LEE J. SMITH

NOTARY ACKNOWLEDGEMENT

STATE OF _____, COUNTY OF _____)) ss.

This instrument was acknowledged before me on _____, 19____

by _____

as MEMBER _____

of FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABILITY COMPANY

Notary Public for _____
My Commission Expires: _____

ESCROW NO.

AFTER RECORDING RETURN TO:

KUHLMAN BUILDERS, INC.
1124 SUNSET BEACH ROAD
KLAMATH FALLS, OR 97601

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON, COUNTY OF KLAMATH)) ss.

This instrument was acknowledged before me on JUNE 8, 19 99

by WILLIAM RANSOM AND RON LOVENESS

as MEMBER S

of FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABLILTY COMPANY

Kristi L. Redd
Notary Public for OREGON
My Commission Expires: 11/16/99



NOTARY ACKNOWLEDGEMENT

STATE OF OREGON, COUNTY OF KLAMATH)) ss.

This instrument was acknowledged before me on JUNE 9, 19 99

by MARY LOU STEWART, MELVIN L. STEWART AND LEE J. SMITH

as MEMBER S

of FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABLILTY COMPANY

Kristi L. Redd
Notary Public for OREGON
My Commission Expires: 11/16/99



NOTARY ACKNOWLEDGEMENT

STATE OF OREGON, COUNTY OF KLAMATH)) ss.

This instrument was acknowledged before me on JUNE 10, 19 99

by DAVID R. SPORRER, LOREN LOVENESS, ELSIE LOVENESS AND MARY LOU LOVENESS

as MEMBERS

of FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABLILTY COMPANY

Kristi L. Redd
Notary Public for OREGON
My Commission Expires: 11/16/99



NOTARY ACKNOWLEDGEMENT

STATE OF _____, COUNTY OF _____)) ss.

This instrument was acknowledged before me on _____, 19 _____

by _____

as MEMBER

of FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABLILTY COMPANY

Notary Public for _____
My Commission Expires: _____

ESCROW NO.

AFTER RECORDING RETURN TO: