

03 FEB 14 AM 10:52

# RECORDING COVER SHEET

MR 5998-12

## FOR CONVEYANCES, 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.

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### 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.

State of Oregon, County of Klamath  
Recorded 02/14/2003 10:52 a m.  
Vol M03 Pg 08985-87  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 3

M.L. Stewart, Inc., an Oregon corporation  
5761 Glenridge Way  
Klamath Falls, OR 97603

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. GRANTOR, as described in ORS 205.160.

FOOTHILLS PINNACLE, LLC, an Oregon limited liability company

3. GRANTEE, as described in ORS 205.160.

M.L. STEWART, 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.

\$28,000.00

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.

M.L. STEWART, INC., an Oregon corporation, 5761 Glenridge Way, Klamath Falls, OR 97603

WARRANTY DEED

08986

FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABILITY COMPANY,

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

M.L. STEWART, 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 8 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 \$ 28,000.00

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

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:  
M.L. STEWART, INC.  
5761 GLENRIDGE WAY  
KLAMATH FALLS OR 97601

NOTARY ACKNOWLEDGEMENT

08987

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 MEMBERS

of FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABILITY COMPANY

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



NOTARY ACKNOWLEDGEMENT

STATE OF OREGON, COUNTY OF KLAMATH ) ) ss.

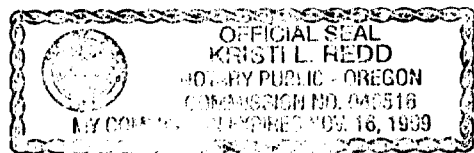
This instrument was acknowledged before me on JUNE 9, 19 99

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

as MEMBERS

of FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABILITY 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 LIABILITY 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 LIABILITY COMPANY

Notary Public for \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

ESCROW NO.

AFTER RECORDING RETURN TO: