

03 JUN 19 AM 10:46

RECORDING COVER SHEET MTC-60602 BR 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.

M.L. Stewart, Inc.

5761 Glenridge Way

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 06/19/2003 10:46 a m.

Vol M03 Pg 42036-38

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

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

317

WARRANTY DEED

FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABILITY COMPANY,

42037

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 13 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: 5761 Glenridge Way, Klamath Falls, OR 97603

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

UPON RECORDING RETURN TO: M.L. STEWART, INC., 5761 GLENRIDGE WAY, KLAMATH FALLS OR 97603
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: _____

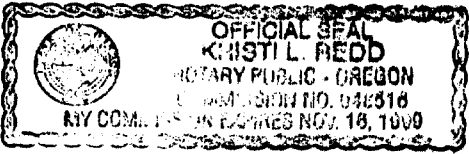
ESCROW NO. MT60602-KR

AFTER RECORDING RETURN TO:
M.L. STEWART, INC., 5761 GLENRIDGE WAY, KLAMATH FALLS, OR 97603

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

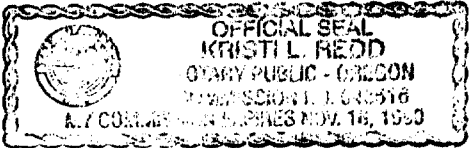
Kristi L. Redd
Notary Public for OREGON
My Commission Expires: 11/16/99



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: