



WTC-64207

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Frank J. Heresco

4386 NW Honeysuckle Dr.

Corvallis, OR 97330

State of Oregon, County of Klamath  
 Recorded 04/09/2004 3:05 PM  
 Vol M04 Pg 20724  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

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

Frank J. Heresco

4386 NW Honeysuckle Dr.

Corvallis, OR 97330

Escrow No. BT063511GC

### STATUTORY WARRANTY DEED

J2B, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to Frank J. Heresco and Kayla J. Heresco, as tenants by the entirety, 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:

Lot 29, Block 3, TRACT 1119, LEISURE WOODS - UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No. 10785

2407-007AO-05700-000

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:

The true and actual consideration for this conveyance is \$295,000.00.

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.

Dated this 5<sup>th</sup> day of April, 2004.

J2B, Inc.

BY: Brent L. Jenkins

Brent L. Jenkins, President

State of Oregon

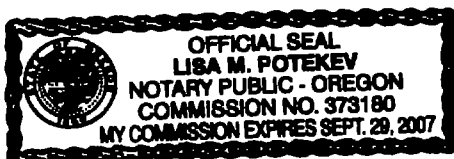
County of Benton

This instrument was acknowledged before me on April 5, 2004 by Brent L. Jenkins, as President of J2B, Inc..

Lisa M. Potekev

(Notary Public for Oregon)

My commission expires \_\_\_\_\_



2/10 AM