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NTC-65321 KR

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State of Oregon, County of Klamath  
Recorded 06/04/2004 3:16 p m  
Vol M04 Pg 36225  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:

Kenneth J. Hughes

5217 Bryant

Klamath Falls, OR 97603

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

Kenneth J. Hughes

5217 Bryant

Klamath Falls, OR 97603

Escrow No. MT65321-KR

### STATUTORY WARRANTY DEED

**FOOTHILLS PINNACLE, LLC., an Oregon Limited Liability Company**, Grantor(s) hereby convey and warrant to **Kenneth J. Hughes and Jean J. Hughes, 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 53, Tract 1417, EIGHTH ADDITION TO NORTH HILLS, PHASE 1**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-036BC-05400-000

Key No: 890216

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 **\$35,000.00**.

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 15<sup>th</sup> day of June 2004.

**FOOTHILLS PINNACLE, LLC., an Oregon Limited Liability Company**

BY: Melvin L. Stewart  
Melvin L. Stewart, Member

BY: William C. Ransom  
William C. Ransom, Member

State of Oregon  
County of **KLAMATH**

This instrument was acknowledged before me on June 1, 2004 by Melvin L. Stewart and William C. Ransom as Members for **FOOTHILLS PINNACLE, LLC., an Oregon Limited Liability Company**.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007



2/00  
mm