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NTC - 64599 KR



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State of Oregon, County of Klamath  
Recorded 08/09/04 11:03 a m  
Vol M04 Pg 52192  
Linda Smith, County Clerk  
Fee \$ 2/00 # of Pgs 1

After recording return to:

James C. Downs

3724 Orindale Road

Klamath Falls, OR 97601

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

James C. Downs

3724 Orindale Road

Klamath Falls, OR 97601

Escrow No. MT64599-KR

### STATUTORY WARRANTY DEED

**HORIZON HOME CENTER, LLC., an Oregon Limited Liability Company**, Grantor(s) hereby convey and warrant to **James C. Downs**, 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 7, Block 28, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Tax Account No.: 4008-006BB-02400-000

Key No.: 622963

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 **\$113,000.00**.

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 4 day of August 2004

HORIZON HOME CENTER, LLC., an Oregon Limited Liability Company

BY: Paulette Kirwan

PAULETTE KIRWAN, AUTHORIZED SIGNER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 4, 2004 by Don Morrison as Manager for HORIZON HOME CENTER, LLC., an Oregon Limited Liability Company.

Paulette Kirwan  
Don Morrison  
Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



2/00 am