



MTC- 66088 KR

Vol M04 Page 58588

State of Oregon, County of Klamath  
 Recorded 09/01/04 3:15 p m  
 Vol M04 Pg 58588  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

After recording return to:

Jake R. Koop  
16832 Road 26 #E  
Madera, CA 93638

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

Jake R. Koop  
16832 Road 26 #E  
Madera, CA 93638

Escrow No.

### STATUTORY WARRANTY DEED

**Foothills Pinnacle, LLC., an Oregon Limited Liability Company**, Grantor(s) hereby convey and warrant to

**JAKE R. KOOP & JOSIE KOOP, husband and wife**, 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 48, 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.**

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 \$ 40,000.00.

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 31<sup>st</sup> day of August, 2004.

Foothills Pinnacle, LLC., an Oregon Limited Liability Company

BY: Melvin Stewart  
 Melvin Stewart, Member

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



State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on August 31, 2004 by Melvin Stewart and William C. Ransom as members of Foothills Pinnacle, LLC., an Oregon Limited Liability Company.

Kristi L. Redd  
 (Notary Public for Oregon)

My commission expires 11/16/2007

2/00  
 am