

Vol M04 Page 75353

After recording return to:
Richard L. Everson and Shanna L.
Everson

*2912 Randall Av
Central Point OR 97502*

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

File No.: 7021-472224 (SAC)
Date: October 28, 2004

State of Oregon, County of Klamath

Recorded 11/02/04 3:50 P m

Vol M04 Pg 75353-54

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

J.K. Squared Limited Liability Company Limited Liability Company, Grantor, conveys and warrants to **Richard L. Everson and Shanna L. Everson**, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 26, 30, and 31 of Tract 1403 First Addition to Klamath Meadows East, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$119,666.66**. (Here comply with requirements of ORS 93.030)

Dated this 1 day of November, 2004.

20F


75354

APN:

Statutory Warranty Deed
- continued

File No.: 7021-472224 (SAC)
Date: 10/28/2004

J.K. Squared Limited Liability Company, a
Limited Liability Company


By: Jeffrey K. McCollum, Registered
Agent/Member

STATE OF Oregon)
County of Jackson)ss.
)

This instrument was acknowledged before me on this 1 day of November, 2004
by Jeffrey K. McCollum as Registered Agent/Member of J.K. Squared Limited Liability Company, on behalf
of the Limited Liability Company.



Notary Public for Oregon
My commission expires:

