

04 NOV 5 AM 11:23

MT67299LW



Vol M04 Page 76186

State of Oregon, County of Klamath
Recorded 11/05/04 11:23 a m
THIS SPACE R Vol M04 Pg 76186-87
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
JKW CONSTRUCTION, INC.
16832 ROAD 26 #E
MADERA, CA 93638

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

JKW CONSTRUCTION, INC.
16832 ROAD 26 #E
MADERA, CA 93638

Escrow No. MT67299-LW

SPECIAL WARRANTY DEED

JAKE R. KOOP AND JOSIE KOOP, AS TENANTS BY THE ENTIRETY

, Grantor(s) hereby grant, bargain, sell, warrant and convey to **JKW CONSTRUCTION, INC., A CALIFORNIA CORPORATION**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 211, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: **3808-009A0-06700-000**

Key No: **882874**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$0.00**.

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 3rd day of November, 2004

State of _____
County of _____

This instrument was acknowledged before me on _____, 2004 by JAKE R. KOOP AND JOSIE KOOP

JAKE R. KOOP
JOSIE KOOP

(Notary Public)

My commission expires _____

2600

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California)SS
 COUNTY OF Madera)

File No:

APN No:

On Nov, 3 2004 before me, Shanda Smith personally appeared
Jake R Koop and Josie Koop
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
 subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
 capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s)
 acted, executed the instrument.

WITNESS ~~my hand and official seal,~~

Signature




This area for official notarial seal.

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____