



MTC-67396KR

Vol M04 Page 77285

State of Oregon, County of Klamath  
 Recorded 11/09/04 3:01 p m  
 Vol M04 Pg 77285-86  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

THIS SPACE RESER

After recording return to:  
 JK SQUARED, LLC, an Oregon Limited  
 Liability Company

PO Box 1448  
Medford, OR 97501

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

JK SQUARED, LLC, an Oregon Limited  
 Liability Company

PO Box 1448  
Medford, OR 97501

Escrow No. MT67396-KR

### STATUTORY WARRANTY DEED

**FOOTHILLS PINNACLE, LLC, an Oregon Limited Liability Company**, Grantor(s) hereby convey and warrant to **JK SQUARED, LLC, an Oregon Limited Liability Company**, 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:

A tract of land situated in the SW1/4 NW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 48 of "TRACT 1417 - EIGHTH ADDITION TO NORTH HILLS - PHASE 1", said point also being on the Southerly right of way line of Foothills Boulevard; thence along the said right of way line North 89° 54' 13" East 189.91 feet, on the arc of a curve to the right (radius point bears South 22° 49' 22" West 950.00 feet and central angle equals 03° 09' 29") 52.36 feet, South 64° 01' 09" East 367.74 feet and on the arc of a curve to the right (radius equals 950.00 feet and central angle equals 50° 30' 44") 837.53 feet to the Northeast corner of Lot 38 of "TRACT 1344 - SEVENTH ADDITION TO NORTH HILLS - PHASE 1"; thence along the boundary of said "TRACT 1344", South 61° 15' 39" West 119.80 feet, South 81° 24' 11" West 60.07 feet and South 78° 26' 25" West 115.00 feet to a point on the Northeasterly boundary of said "TRACT 1417"; thence along the said Northeasterly boundary, North 13° 01' 46" West 33.78 feet, North 19° 13' 22" West 108.87 feet, North 28° 41' 04" West 108.87 feet, North 38° 08' 46" West 108.87 feet, North 47° 36' 29" West 108.87 feet, North 58° 18' 37" West 134.28 feet, North 63° 43' 25" West 60.00 feet, North 64° 01' 09" West 330.34 feet, North 34° 05' 11" West 160.65 feet and North 00° 05' 03" West 139.05 feet to the point of beginning.

Tax Account No: 3809-036BC-00102-000

Key No: 886775

**R-3809-036BC-00102-000**

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 **\$345,000.00**.

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.

260 mm

Dated this 5<sup>th</sup> day of November, 2004

77286

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 Nov. 5, 2004 by Melvin L. Stewart & William C. Ransom,  
Limited Liability Company. <sup>members of</sup>FOOTHILLS PINNACLE, LLC, an Oregon

Kristi L. Redd  
(Notary Public)

My commission expires 11/16/2007

