

04 DEC 14 PM 3:09

mtc-66767 KR

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State of Oregon, County of Klamath
Recorded 12/14/04 3:09 p m
Vol M04 Pg 85556
Linda Smith, County Clerk
THIS SPACE RI Fee \$ 21⁰⁰ # of Pgs 1

After recording return to:
JKW Construction Inc., A California Corporation
16832 Road 26th E
Madera, CA 93638

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

JKW Construction Inc., A California Corporation
16832 Road 26th E
Madera, CA 93638

Escrow No. MT66767-KR

STATUTORY WARRANTY DEED

Foothills Pinnacle, L.L.C., an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to JKW Construction Inc., A California Corporation, 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 49 of 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.

Tax Account No: 3809-036BC-05000-000 Key No: 890212

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 13th day of December, 2004

Foothills Pinnacle, L.L.C., 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 December 13, 2004 by Melvin L. Stewart and William C. Ransom as Members for Foothills Pinnacle, L.L.C., an Oregon Limited Liability Company.



Kristi L. Redd
(Notary Public)

My commission expires 11/16/2007

2/10 am