

05 FEB 8 PM 2:51

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State of Oregon, County of Klamath
Recorded 02/08/05 2:51 p m
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Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

After recording return to:
WESTERN TITLE & ESCROW COMPANY
PO BOX 3584
SUNRIVER, OR 97707

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

JOHN L. KOOKER, JR.

~~105 THOMPSON AVE.~~ 514 Fort JACK PINE
~~UKIAH, CA 95482~~ Gilchrist OR 9737

1st 515035

WARRANTY DEED -- STATUTORY FORM

RONALD MITCHELL, Grantor,

conveys and warrants to

JOHN L. KOOKER, JR., Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 4, Block 8, JACK PINE VILLAGE, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s):

Map/Tax Lot No(s):

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$100,000.00.

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 5 day of February, 2005.


RONALD MITCHELL

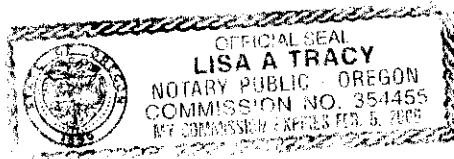
STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on February 5, 2005 by RONALD
MITCHELL.


(Notary Public for Oregon)

My commission expires 2-5-06

TITLE NO. 13-0001205
ESCROW NO. 13-0001205



71P,