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MTZ-69608 KR

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State of Oregon, County of Klamath

Recorded 06/01/05 3:36 p m

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Linda Smith, County Clerk

THIS SPACE RESERV Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
J.K. DEVELOPMENT CO.

~~6412 Harlan Drive~~ 6640 Keller Rd.
Klamath Falls, OR 97603

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

J.K. DEVELOPMENT CO.

~~6412 Harlan Drive~~ 6640 Keller Rd.
Klamath Falls, OR 97603

Escrow No. MT69608-KR

STATUTORY WARRANTY DEED

ANN

STEPHEN J. KELLER and REBECCA A. HOPPE, as tenants in common, Grantor(s) hereby convey and warrant to **J.K. DEVELOPMENT CO., an Oregon 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:

LEGAL DESCRIPTION

A tract of land situated in the SW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 19, Block 17 of "Tract 1127-NINTH ADDITION TO SUNSET VILLAGE", said point also being on the Northeast boundary of "Tract 1112-EIGHT ADDITION TO SUNSET VILLAGE"; thence, along the boundary of said "Tract 1112", on the arc of a curve to the left (radius point bears North 57° 00' 17" West 1465.00 feet and central angle equals 32° 59' 43") 843.66 feet and North 172.88 feet; thence leaving the said boundary, East 140.00 feet; thence North 15.00 feet; thence East 157.00 feet; thence South 275.00 feet; thence East 43.49 feet; thence South 04° 39' 58" West 381.69 feet; thence South 41° 36' 13" East 96.12 feet; thence South 251.60 feet; thence North 75° 35' 18" West 153.17 feet; thence North 61° 38' 45" West 85.00 feet; thence South 28° 21' 15" West 110.00 feet; thence South 61° 38' 45" East 17.59 feet; thence South 30° 48' 49" West 152.46 feet to a point on the boundary of said "Tract 1127"; thence along the boundary of said "Tract 1127", on the arc of a curve to the right (radius point bears North 57° 41' 39" West 1775.00 feet and central angle equals 00° 21' 00") 10.84 feet, North 57° 20' 39" West 110.00 feet, North 66° 20' 43" West 60.78 feet and North 57° 00' 17" West 140.00 feet to the point of beginning, with bearings based on the plat of said "Tract 1127" on file at the office of the Klamath County Clerk.

Tax Account No: 3909-012CA-00200-000
Tax Account No: 3909-012CA-00100-000

Key No: 562732
Key No: 562723

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 **\$416,000.00**.

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.

[Handwritten signature]

Dated this 1st day of June, 2005

40804

Stephen J. Keller
STEPHEN J. KELLER

Rebecca A. Hoppe
REBECCA A. HOPPE Ann Hoppe

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 1, 2005 by STEPHEN J. KELLER and REBECCA A. ANN HOPPE.

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2007