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mtc- 69576 KR



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State of Oregon, County of Klamath
Recorded 06/15/05 250 p m
Vol M05 Pg 45021
Linda Smith, County Clerk
THIS SPACE RESER^{VED} Fee \$ 21⁰⁰ # of Pgs 1

After recording return to:

Ronald Wayne Grigsby

3845 Bartlett Avenue

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Ronald Wayne Grigsby

3845 Bartlett Avenue

Klamath Falls, OR 97603

Escrow No.

MT69576-KR

STATUTORY WARRANTY DEED

J.K. Development Co., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Ronald Wayne Grigsby and Lisa Ann Grigsby, as tenants by the entirety**, 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 5 in Block 20, Tract 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012CD-02200-000

Key No: 566079

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 15th day of June, 2005.

J.K. Development Co., an Oregon Corporation

BY: Stephen Keller Sec.
Stephen Keller, Secretary

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 15, 2005 by Stephen Keller as Secretary for J.K. Development Co., an Oregon Corporation.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

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