

05 JUN 17 PM 2:50



MT69250KR

Vol M05 Page 45643

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Leo J. ~~Debray~~ Dubray

P O Box 7899

Klamath Falls, OR 97602

State of Oregon, County of Klamath

Recorded 06/17/05 2:50 Pm

Vol M05 Pg 45643

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

Leo J. ~~Debray~~ Dubray

P O Box 7899

Klamath Falls, OR 97602

Escrow No. MT69250-KR

STATUTORY WARRANTY DEED

JKW CONSTRUCTION INC., a California Corporation, Grantor(s) hereby convey and warrant to **Leo J.**

~~Debray~~, 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 52, 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-05300-000

Key No: 890215

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 **\$239,430.00**.

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 8th day of June, 2005.

JKW CONSTRUCTION INC., a California Corporation

BY: [Signature]
Jake Koop, President

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 8, 2005 by Jake Koop as President for JKW CONSTRUCTION INC, a California Corporation.

[Signature: Kristi L. Redd]
(Notary Public for Oregon)

My commission expires 11/16/2007



2:00 AM