

MTT- 68750 KR



M05-63699

TJ

Klamath County, Oregon

09/07/2005 02:52:16 PM

Pages 1 Fee: \$21.00

After recording return to:

Emily I. Jada

5840 NorthHills

Klamath Falls, OR 97603

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

Emily I. Jada

5840 NorthHills

Klamath Falls, OR 97603

Escrow No. MT68750-KR

Title No. 0068750

SWD

STATUTORY WARRANTY DEED

JKW CONSTRUCTION, INC., an Oregon Corporation ^{which} ~~which~~ **acquired title as JKW Construction, Inc., a California Corporation,** Grantor(s) hereby convey and warrant to **Emily I. Jada**, 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 47 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-04800-000

Key No: 890210

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 **\$219,900.00**.

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 August, 2005

JKW CONSTRUCTION INC.

BY:

Jake Koop, President

STATE OF CALIFORNIA

COUNTY OF Madera ^{ss.}

On Aug. 15, 2005, 2005 before me, Tami Jo Nix personally appeared Jake Koop as President for JKW CONSTRUCTION INC., an Oregon Corporation personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(●) whose name(●) is/ ~~is~~ subscribed to the within instrument and acknowledged to me that ~~he~~ executed the same in authorized capacity(●), and that by signatures(●) on the instrument the person(●) or the entity upon behalf of which the person(●) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Tami Jo Nix



2/00