



MTL - 69029 KR

M05-63767

Klamath County, Oregon

09/08/2005 10:38:51 AM

Pages 1 Fee: \$21.00

After recording return to:

Charles L. Wagner

1914 Portland

Klamath Falls, OR 97601

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

Charles L. Wagner

1914 Portland

Klamath Falls, OR 97601

Escrow No. MT69029-KR

Title No. 0069029

SMI

STATUTORY WARRANTY DEED

JKW Construction, Inc., Grantor(s) hereby convey and warrant to **Charles L. Wagner and Laurie A. Wagner, 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 11 of OLD FORT ESTATES - TRACT 1327, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028DC-13300-000

Key No: 884740

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 **\$189,900.00**.

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 2nd day of Sept., 2005.

JKW Construction, Inc.

BY:

Jake Koop, President

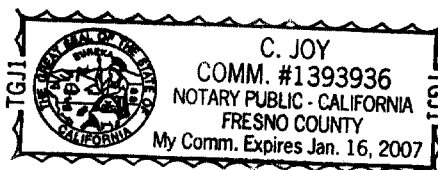
STATE OF CALIFORNIA

COUNTY OF Madera ss.

On 9-6-05, 2005 before me, C. Joy personally appeared Jake Koop as President for JKW Construction, Inc. personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



2/0