

mtc- 72995 KR



M06-00594

Klamath County, Oregon

01/11/2006 02:50:58 PM

Pages 1 Fee: \$21.00

After recording return to:

Gabriel Groves

~~23 S Rock Street~~ 210 Angela Court

~~Santa Rosa Springs, OR 97601~~ Klamath Falls, OR 97601

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

Gabriel Groves

~~23 S Rock Street~~ 210 Angela Court

~~Santa Rosa Springs, OR 97601~~ Klamath Falls, OR 97601

Escrow No. MT72995-KR

Title No. 0072995

SWD

STATUTORY WARRANTY DEED

JKW Construction, Inc., an Oregon Corporation, which acquired title as JKW Construction, Inc., a California Corporation, Grantor(s) hereby convey and warrant to Gabe Groves and

Angela Groves and ~~Gabe I Groves~~, 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 21, 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-14300-000

Key No: 884750

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 **\$225,900.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

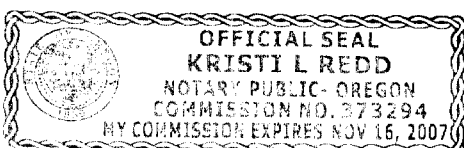
Dated this 6th day of January 2006

JKW Construction, Inc. an Oregon Corporation

BY: [Signature]
Jake Koop, President

State of Oregon
County of Klamath

This instrument was acknowledged before me on Jan. 6, 2006 by Jake Koop as President for JKW Construction, Inc., an Oregon Corporation.



[Signature]
(Notary Public)
My commission expires 11/16/2007

21.00