



THIS SPACE RESERVED FOR RECORDER'S USE
MTL 57424-KR

Vol M02 Page 35911

After recording return to:

MARY D. KING TRUST
4318 LA HABRA WAY
KLAMATH FALLS, OR 97603

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

MARY D. KING TRUST
4318 LA HABRA WAY
KLAMATH FALLS, OR 97603

Escrow No. MT57424-KR

Title No. _____

State of Oregon, County of Klamath
Recorded 06/20/2002 3:05 p.m.
Vol M02, Pg 35911
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

WARRANTY DEED

J.K. DEVELOPMENT CO., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
FRANK L. KING, TRUSTEE OF THE MARY D. KING TRUST
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of **KLAMATH** and State of Oregon, to wit:

Lot 8 in Block 21 of 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.

KEY #565971

3909-012CD-01000-000

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. Minimum square footage of residential building to be either 1850
square feet with a three car gargeage or 1900 square feet with at least a
two car garage.
2. Exterior materials and finishes to be similar to other homes in the
area with final approval to be given by principals of J.K. DEVELOPMENT
CO.
3. In the event this lot is sold separate from Lot 9, Block 21 of TRACT
1127, NINTH ADDITION TO SUNSET VILLAGE, J.K DEVELOPMENT CO. reserves the
first right of refusal to repurchase lot.
4. A 10 foot wide by 152.28 foot strip of property along the boundary
line with Lot 7, Block 21 of TRACT 1127, NINTH ADDITION TO SUNSET
VILLAGE, shall become a part of said lot.

and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 32,000.00.

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 20th day of June, 2002.

J.K. DEVELOPMENT CO., AN OREGON
CORPORATION
BY: Rebecca Hoppe, President
REBECCA HOPPE, PRESIDENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 20, 2002 by
STEPHEN KELLER AS PRESIDENT OF J.K. DEVELOPMENT CO., AN OREGON CORPORATION.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003