



THIS SPACE RESERVED FOR RECORDER'S USE
MTL 57533-KR

After recording return to:

PAUL W. FLURY

4420 LA HABRA WAY

KLAMATH FALLS, OR 97603

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

PAUL W. FLURY

4420 LA HABRA WAY

KLAMATH FALLS, OR 97603

Escrow No. MT57533-KR

Title No.

Vol M02 Page 41051

State of Oregon, County of Klamath

Recorded 07/19/2002 3:00 p. m.

Vol M02, Pg 41051

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 JUL 19 PM3:00

WARRANTY DEED

J.K. DEVELOPMENT COMPANY, AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PAUL W. FLURY and SHARON L. FLURY, as tenants by the entirety
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 6 in Block 20, 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 #566097

0909-012CD-02300

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:

1. Minimum square footage of residential building to be either 1850
sq.ft. with a three car garage or 1900 sq.ft. 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
Company.

3. In the event this lot is sold separate from Lot 7, Block 20, TRACT
1127, NINTH ADDITION TO SUNSET VILLAGE, J.K. Development Company reserves
the first right of refusal to repurchase 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 \$ 37,000.00.

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 1st day of July, 2002.

J.K. DEVELOPMENT COMPANY, AN OREGON
CORPORATION
BY: Rebecca Hoppe, Pres.
REBECCA HOPPE, PRESIDENT



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 1, 2002 by
REBECCA HOPPE AS PRESIDENT OF J.K. DEVELOPMENT COMPANY, AN OREGON CORPORATION.

Kristil L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

