



MT 58307-KR

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

PERRY J. ANDREWS3811 CORONADO WAYKLAMATH FALLS, OR 97603Until a change is requested all
tax statements shall be sent to
the following address:PERRY J. ANDREWS3811 CORONADO WAYKLAMATH FALLS, OR 97603Escrow No. MT58307-KR

Title No. _____

State of Oregon, County of Klamath

Recorded 09/30/2002 3:13 P. m.Vol M02, Pg 55593

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 SEP 30 PM3:13

WARRANTY DEED

J.K. DEVELOPMENT CO., AN OREGON CORPORATION,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

PERRY J. ANDREWS and DEBORAH R. ANDREWS, as tenants by the entiretyGrantee(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 11, 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 #566177

3909-012CD-02800-000

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: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
Co.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 27th day of September, 2002J.K. DEVELOPMENT CO., AN OREGON
CORPORATIONBY: Rebecca Hoppe, Pres.

REBECCA HOPPE, PRESIDENT

State of Oregon
County of KLAMATHThis instrument was acknowledged before me on Sept. 27, 2002 by
REBECCA HOPPE AS PRESIDENT OF J.K. DEVELOPMENT CO., AN OREGON CORPORATION.Kristil Redd
(Notary Public for Oregon)My commission expires 11/16/2003