



MTL 58377-KR

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 02140

After recording return to:  
LYNDON DEVELOPMENT, LLC, AN OREGO  
5249 BARTLETT AVENUE  
KLAMATH FALLS, OR 97603

Until a change is requested all  
tax statements shall be sent to  
the following address:  
LYNDON DEVELOPMENT, LLC, AN OREGO  
5249 BARTLETT AVENUE  
KLAMATH FALLS, OR 97603

Escrow No. MT58377-KR  
Title No. \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 01/13/2003 3:03 p m.  
Vol M03 Pg 02140  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

'03 JAN 13 PM3:03

## WARRANTY DEED

J.K. DEVELOPMENT CO., AN OREGON CORPORATION,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
**LYNDON DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY** and  
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 13, 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 #566060

3909-012CD-03000-000

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 \$ 30,000.00.

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 10<sup>th</sup> day of January, 2003.

J.K. DEVELOPMENT CO., AN OREGON  
CORPORATION  
BY: Rebecca Hoppe VP

REBECCA HOPPE, PRESIDENT  
Stephen J. Keller VP  
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 10, 2003 by STEPHEN J.  
KELLER REBECCA HOPPE AS PRESIDENT OF J.K. DEVELOPMENT CO., AN OREGON CORPORATION.  
/VICE



Kristil Redd  
(Notary Public for Oregon)

My commission expires 11/16/2003