



mtc 59687-LW

Vol M03 Page 03798

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
MAJESTIC PROPERTY INVESTMENTS  
INC.

2766 NE RAINIER DR.  
BEND, OR 97701

State of Oregon, County of Klamath  
Recorded 01/21/2003 3:53p m.  
Vol M03 Pg 03798  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

MAJESTIC PROPERTY INVESTMENTS  
INC.

2766 NE RAINIER DR.  
BEND, OR 97701

Escrow No. MT59687-LW

### WARRANTY DEED

TOMAS MATEJSEK, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
MAJESTIC PROPERTY INVESTMENTS INC., an Oregon Corporation, 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 174 IN Cregan Park, according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon.

SUBJECT <sup>TO</sup> A TRUST DEED DATED: JANUARY 12, 1995 AND RECORDED JANUARY 18, 1995 IN VOLUME  
M95, PAGE 1140, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF AMERICA'S  
WHOLESALE LENDER AS BENEFICIARY WHICH THE BUYER AGREES TO ASSUME AND PAY.

878102

3909-0017BC-00302-000

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:

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 \$73,069.67.

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.

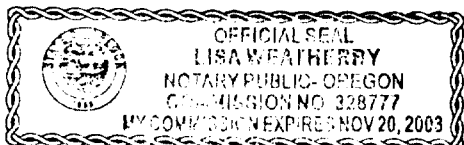
Dated this 21 day of January 2003

TOMAS MATEJSEK

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 21, 2003 by TOMAS  
MATEJSEK.

(Notary Public for Oregon)



My commission expires 11/20/2003