



MTC - 60771 KR

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THIS SPACE      State of Oregon, County of Klamath  
 Recorded 05/19/2003 3:26 p m.  
 Vol M03 Pg 33770  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

After recording return to:

TIMOTHY R. BELLINI

5924 SPRINGCREST WAY

KLAMATH FALLS, OR 97603

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

TIMOTHY R. BELLINI

5924 SPRINGCREST WAY

KLAMATH FALLS, OR 97603

Escrow No. MT60771-KR

**WARRANTY DEED**

M.L. STEWART, INC., AN OREGON CORPORATION, Grantor(s) hereby grant, bargain, sell,  
 warrant and convey to:

TIMOTHY R. BELLINI and DARLENE M. BELLINI, 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 of TRACT NO. 1344, SEVENTH ADDITION TO NORTH HILLS, PHASE 1, according to the  
 official plat thereof on file in the office of the County Clerk of Klamath County,  
 Oregon.

KEY #885362

ACCT #3809-036BC-03400

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 **\$182,350.00**.

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 16<sup>th</sup> day of May, 2003.

M.L. STEWART, INC. AN OREGON CORPORATION

BY: Gary L. Stewart  
 GARY L. STEWART, VICE PRESIDENT

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on May 16, 2003 by GARY L.  
 STEWART, VICE PRESIDENT OF M.L. STEWART, INC., AN OREGON CORPORATION.



Kristil Redd  
 (Notary Public for Oregon)  
 My commission expires 11/16/2003

21.00 m