

03 JUN 25 AM 11:40

WTC - 61105 KR

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

G. SEAN CALLENDER
5854 SPRINGCREST WAY
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 06/25/2003 11:40 a.m.
Vol M03 Pg 43488
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:

G. SEAN CALLENDER
5854 SPRINGCREST WAY
KLAMATH FALLS, OR 97603

Escrow No. MT61105-KR

Title No. _____

WARRANTY DEED

MDR DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
G. SEAN CALLENDER and APRELLE D. CALLENDER, 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 12, 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 #885356

ACCT #3809-036BC-02800

Grantor is lawfully seized in fee simple on the above granted premises, 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 \$ 173,500.00.

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 24th day of June, 2003.

MDR DEVELOPMENT, LLC, AN OREGON LIMITED
LIABILITY COMPANY

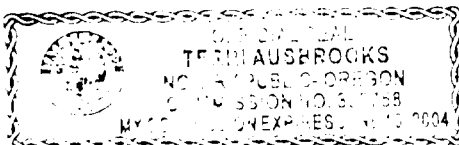
BY: DON PURIO

BY: _____
MEMBER,

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 24, 2003 by DON
PURIO, MEMBER OF MDR DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY.

[Signature]
(Notary Public for Oregon)
My commission expires 6/19/04



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