

03 JUN 25 AM 11:40

WTC - 61105 KR

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 43488

After recording return to:

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

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. \_\_\_\_\_

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

## 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 24<sup>th</sup> day of June, 2003.

MDR DEVELOPMENT, LLC, AN OREGON LIMITED  
LIABILITY COMPANY

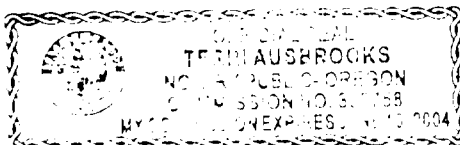
BY: DON PURIO

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



21/3