



04 MAR 19 PM 3:11

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DAVID O. FLACKUS

886 Rosemont
Klamath Falls OR 97603

State of Oregon, County of Klamath
Recorded 03/19/2004 3:11 P m
Vol M04 Pg 15799
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:

DAVID O. FLACKUS

886 Rosemont
Klamath Falls OR 97603

Escrow No. MT64224-TA

MTC 64224-TA

STATUTORY WARRANTY DEED

MDR, LLC., AN OREGON LIMITED LIABILITY COMPANY, Grantor(s) hereby convey and warrant to DAVID O. FLACKUS and DELLA R. FLACKUS, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 20 of TRACT 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.

Account No.: 3809-036BC-02000-000

Key No.: 885348

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$185,000.00.

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 17th day of March, 2004

MDR, LLC

BY: 

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3/17, 2004 by DON PURIO, for MDR LLC




(Notary Public for Oregon)

My commission expires 6.19.04

21.00 AM