

AMT 51286 LW**WARRANTY DEED****JAMES BENDER,**

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

WILLIAM F. POPLAWSKI, AS HIS SOLE AND SEPARATE PROPERTY.,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 295, RUNNING Y RESORT, PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.****3808-099DO-90024****882965**

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.

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.

The true and actual consideration for this conveyance is **145,000.00.**Until a change is requested, all tax statements shall be sent to Grantee at the following address: . 25 12th Avenue San Mateo, CA 94402Dated this 19th day of JULY, 2000.

James Bender
JAMES BENDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 19, 2000 by JAMES BENDER.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT51286-LW

Return to:

WILLIAM F. POPLAWSKI

25 12th Ave.San Mateo, CA
94402

State of Oregon, County of Klamath
Recorded 07/20/00, at 11:23 A.M.
In Vol. M00 Page 26555
Linda Smith,
County Clerk Fee\$ 21.00