



THIS SPACE RESERVED FOR RECORDER'S USE

MT56677-KR

After recording return to:

RICHARD L. GARBUTT
635 MAIN STREET
KLAMATH FALLSOR, OR 97601

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

RICHARD L. GARBUTT
635 MAIN STREET
KLAMATH FALLSOR, OR 97601

State of Oregon, County of Klamath
Recorded 03/20/2002 3:11 p. m.
Vol M02, Pg 16462
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Escrow No. MT56677-KR
Title No. _____

WARRANTY DEED

KATHERINE L. SAGUNSKY,

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

RICHARD L. GARBUTT

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 170, **RUNNING Y RESORT, PHASE 2**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #881346

3808-004CO-03100-000

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 \$ **115,000.00**.

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 20th day of March, 2002

Katherine L. Sagunsky
KATHERINE L. SAGUNSKY

State of Oregon
County of **KLAMATH**



This instrument was acknowledged before me on March 20, 2002 by KATHERINE L. SAGUNSKY.

Susan E. Ager
(Notary Public for Oregon)

My commission expires August 1, 2005