



MT58779-TA

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

BRAE D. RUNNELS
8014 SW 62nd Place
Portland, OR 97219

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

BRAE D. RUNNELS
8014 SW 62nd Place
Portland, OR 97219

Escrow No. MT58779-MS
Title No. _____

State of Oregon, County of Klamath
Recorded 12/02/2002 11:00 a m.
Vol M02, Pg 69720
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

'02 DEC 2 AM 11:00

WARRANTY DEED

RICHARD T. RAGAN and KIMBERLY K. RAGAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: **BRAE D. RUNNELS and KATHI A. RUNNELS, 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:

The North 70 feet of Lot 387, Block 113 of MILLS ADDITION TO THE CITY OF **KLAMATH FALLS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

480394

3809-033AC-07100

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 \$ 43,500.00.

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 25th day of Nov., 2002

Richard T. Ragan
RICHARD T. RAGAN
Kimberly K. Ragan
KIMBERLY K. RAGAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov. 25, 2002 by RICHARD T. RAGAN AND KIMBERLY K. RAGAN.

[Signature]
(Notary Public for Oregon)



My commission expires 6-19-04