



MT58779-TA

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 69720

After recording return to:

BRAE D. RUNNELS8014 SW 62nd PlacePortland, OR 97219

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

BRAE D. RUNNELS8014 SW 62nd PlacePortland, OR 97219Escrow 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 \$ 21.00 # 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.**

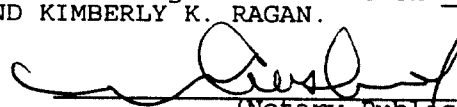
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

Dated this 25<sup>th</sup> day of Nov., 2002

  
RICHARD T. 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.

  
(Notary Public for Oregon)My commission expires 6-19-04