



mtc 58688-u

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
MICHAEL LEE EDWARDS
17309 SW 7TH STREET
PENBROKE PINES, FL 33029

Vol M02 Page 70259

Until a change is requested all tax statements shall be sent to the following address:
MICHAEL LEE EDWARDS
17309 SW 7TH STREET
PENBROKE PINES, FL 33029

State of Oregon, County of Klamath
Recorded 12/03/2002 3:03 p m.
Vol M02, Pg 70259
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

Escrow No. MT58688-LW
Title No. _____

'02 DEC 3 PM 3:03

WARRANTY DEED

KARL R. KLEP and ROSEMARY J. KLEP, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: MICHAEL LEE EDWARDS and SHERLY F. EDWARDS, 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:

Lot 45, RUNNING Y RESORT, PHASE I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3808-004D0-02900-000 881314

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 \$ 75,000.00.

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 29 day of Nov., 2002

Karl R. Klep
KARL R. KLEP
Rosemary J. Klep
ROSEMARY J. KLEP

State of Oregon
County of Deschutes

This instrument was acknowledged before me on November 29, 2002 by KARL R. KLRP AND ROSEMARY J. KLEP.

Carol E Verre
(Notary Public for Oregon)
My commission expires MARCH 2 2006

