



After recording return to:

JAN WITTER314 WOODLAND ROADAUBURN, CA 95603

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

JAN WITTER314 WOODLAND ROADAUBURN, CA 95603Escrow No. MT59419-LW

Title No. _____

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State of Oregon, County of Klamath

Recorded 01/21/2003 2:14 P. m.Vol M03 Pg 03782

Linda Smith, County Clerk

Fee \$ 2100 # of Pgs 1

WARRANTY DEED

SUN FOREST CONSTRUCTION, LTD., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAN WITTER and MARY LOU WITTER, 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 407 of RUNNING Y RESORT PHASE 6 FIRST ADDITION, according to the
official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

885212

3808-015BB-03500-000

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 \$ 64,995.00.

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 24th day of December, 2002

SUN FOREST CONSTRUCTION, LTD.

BY: [Signature]
GARY BRADSHAW, CO-PRESIDENT

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on Dec 24, 2002 by GARY
BRADSHAW AS CO-PRESIDENT OF SUN FOREST CONSTRUCTION, LTD..

[Signature: Carla J. Cahail]
(Notary Public for Oregon)

My commission expires 9-27-05

