



State of Oregon, County of Klamath
Recorded 02/25/2003 11:13 a m.
THIS SPACE Vol M03 Pg 11278
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
RICHARD H. STRATTON, SR.
4639 MARSH DRIVE
KLAMATH FALLS, OR 97601

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

RICHARD H. STRATTON, SR.
4639 MARSH DRIVE
KLAMATH FALLS, OR 97601

Escrow No. MT60023-LW

MTC 60023-LW
WARRANTY DEED

BERNARD L. SIMONSEN AND RHEA E. SIMONSEN/
~~THE TRUSTEES OF THE~~ BERNARD L. SIMONSEN AND RHEA E. SIMONSEN TRUST, Grantor(s) hereby
grant, bargain, sell, warrant and convey to:
RICHARD H. STRATTON, SR. and SHARON K. STRATTON, 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 81, RUNNING Y RESORT, PHASE 1, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

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.

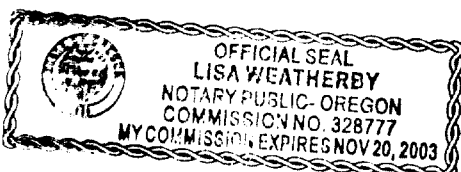
Dated this 20 day of February 2003

THE TRUSTEES OF THE BERNARD L. SIMONSEN AND RHEA E. SIMONSEN TRUST
BY: [Signature]
BERNARD L. SIMONSEN, TRUSTEE

BY: [Signature]
RHEA ELLEN SIMONSEN, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 20, 2003 by ~~THE SIMONSEN~~
~~FAMILY TRUST DATED MARCH 20, 1986~~ BERNARD L. SIMONSEN AND RHEA E. SIMONSEN, TRUSTEES
OF THE BERNALD L. SIMONSEN AND RHEA E. SIMONSEN TRUST



[Signature]
(Notary Public for Oregon)
My commission expires 11/20/2003