

'03 APR 2 PM3:04

After recording return to:

RICHARD H. STRATTON

4639 MARSH HAWK DR.

KLAMATH FALLS, OR 97601

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

RICHARD H. STRATTON

4639 MARSH HAWK DR.

KLAMATH FALLS, OR 97601

Escrow No. MT59093-LW

Title No. \_\_\_\_\_

Vol M03 Page 20087

State of Oregon, County of Klamath

Recorded 04/02/2003 3:04 p.m.

Vol M03 Pg 20087

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

**SUN FOREST CONSTRUCTION, LTD, an Oregon Corporation,**

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

**RICHARD H. STRATTON and SHARON K. STRATTON, husband and wife**

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 384, RUNNING Y RESORT, PHASE 6, according to the official plat thereof on  
file in the Office of the County Clerk of Klamath County, Oregon.**

**3808-015BB-01000-000**

**883717**

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 \$ **166,238.00.**

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 28<sup>th</sup> day of March, 2003.

SUN FOREST CONSTRUCTION, LTD

BY: GARY BRADSHAW  
GARY BRADSHAW, CO-PRESIDENT

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on March 28, 2003 by GARY  
BRADSHAW AS CO PRESIDENT OF SUN FOREST CONSTRUCTION, LTD..

Rhonda L Hickman  
(Notary Public for Oregon)

My commission expires 8-26-03

