

MTC - 61057 MS



THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 06/30/2003 3:46 p. m
Vol M03 Pg 45008
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
STEPHEN OTTAWAY
11134 MERGANZER ROAD
KLAMATH FALLS, OR 97601

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

STEPHEN OTTAWAY
11134 MERGANZER ROAD
KLAMATH FALLS, OR 97601

Escrow No. MT61057-MS

WARRANTY DEED

JAMES S. ZBINDEN, Grantor(s) hereby grant, bargain, sell, warrant and convey to **STEPHEN OTTAWAY and JOAN OTTAWAY, 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 61, RUNNING Y RESORT, PHASE I, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

881258

3808-009BO-01300

Grantor is lawfully seized in fee simple on the above granted premises and 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 **\$370,000.00**.

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 6 day of JUNE 2003.

James S. Zbinden
JAMES S. ZBINDEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 24 2003 by JM ZBINDEN.

Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

