



After recording return to:
Christopher C. Sheldon and Gloria J. Sheldon
11215 Merganser
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Christopher C. Sheldon and Gloria J. Sheldon
11215 Merganser
Klamath Falls, OR 97601

File No.: 7021-195288 (SAC)
Date: July 07, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 07/10/2003 3:35 p m.
Vol M03 Pg 47989-90
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

James Borrer and Donna Borrer, husband and wife as tenants by the entirety, Grantor, conveys and warrants to Christopher C. Sheldon and Gloria J. Sheldon as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 60 of Running Y Resort, Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2003-2004** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$290,000.00**. (Here comply with requirements of ORS 93.030)

APN: 881248

Statutory Warranty Deed
- continued

File No.: 7021-195288 (SAC)

Date: 07/07/2003

James Borror
James Borror

Donna Borror
Donna Borror

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 2003
by James Borror and Donna Borror.

Stacy Hilferty
Notary Public for Oregon

My commission expires: 8-2-03

