



NJ7-62057 UW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TIMOTHY H. KALLAS

12 MEADOW RIDGE DRIVE

CORTE MADERA, CA 94925

State of Oregon, County of Klamath

Recorded 08/14/2003 3:27 p m

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

TIMOTHY H. KALLAS

12 MEADOW RIDGE DRIVE

CORTE MADERA, CA 94925

Escrow No. MT62057-LW

## WARRANTY DEED

RICHARD STRATTON and HARRY FRANSON, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to TIMOTHY H. KALLAS and ANJANETTE P. KALLAS, 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 953 RUNNING Y RESORT PHASE 11 FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3808-003CO-00200-000

Key No.: 889114

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$150,000.00.

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 11 day of August 2003

*Richard Stratton*

RICHARD STRATTON

*Harry Franson*

HARRY FRANSON

BY: *Richard H. Stratton*

RICHARD H. STRATTON, HIS ATTORNEY IN FACT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 11, 2003 by RICHARD STRATTON for himself and for Harry Franson, his attorney in fact.

*Lisa Weatherby*  
(Notary Public for Oregon)

My commission expires 11/20/2003

