

03 AUG 27 11:00

NTC-62025 MS



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
DOUGLAS R. EVERETT
632 OAK AVENUE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 08/27/2003 11:00 a m
Vol M03 Pg 63116
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:

DOUGLAS R. EVERETT
632 OAK AVENUE
KLAMATH FALLS, OR 97601

Escrow No. MT62025-MS

WARRANTY DEED

STEPHEN E. HILBERT AND DEBBIE P. HILBERT, TRUSTEES OF THE HILBERT FAMILY TRUST DATED NOVEMBER 23, 1999, Grantor(s) hereby grant, bargain, sell, warrant and convey to **DOUGLAS R. EVERETT and SHEREE W. EVERETT**, 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 176, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3808-010BO-00400-000 Key No.: 882593

882593 3808-010BO-00400

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 **\$119,500.00**.

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 26th day of Aug, 2003.

TRUSTEES OF THE HILBERT FAMILY TRUST DATED NOVEMBER 23, 1999
BY: [Signature]
STEPHEN E. HILBERT, TRUSTEE

BY: [Signature]
DEBBIE P. HILBERT, TRUSTEE

State of Oregon
County of **KLAMATH**

This instrument was acknowledged before me on Aug 26, 2003 by **STEPHEN E. HILBERT AND DEBBIE P. HILBERT, TRUSTEES OF THE HILBERT FAMILY TRUST DATED NOVEMBER 23, 1999.**



[Signature]
(Notary Public for Oregon)

My commission expires 12/25/06

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