

03 SEP 10 PM 11:07

MTZ-62695

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

YAIR STRAUSS

P. O. BOX 309

ASHLAND, OR 97520

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

YAIR STRAUSS

P. O. BOX 309

ASHLAND, OR 97520

Escrow No. AS0760204

Title No. _____

State of Oregon, County of Klamath
Recorded 09/10/03 11:07 AM
Vol M03 Pg 67281
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

WAYNE E. PHILLIPS,

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

YAIR STRAUSS

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 21, RUNNING Y RESORT, PHASE I, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

Grantor is lawfully seized in fee simple on the above granted premises, SUBJECT
TO: all those items of record if any, as of the date of this deed and those
shown below, if any:

**SUBJECT TO: 2003-2004 REAL PROPERTY TAXES, A LIEN, NOT YET DUE AND
PAYABLE.**

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.

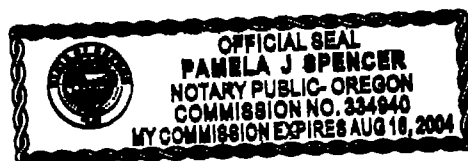
The true and actual consideration for this conveyance is \$ **41,300.00.**

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 9th day of Sept., 2003.

Wayne E. Phillips
WAYNE E. PHILLIPS

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on September 9, 2003 by WAYNE E.
PHILLIPS.

Pamela J. Spencer
(Notary Public for Oregon)
My commission expires 8/16/2004

21/11